

Wickham Avenue Sutton, SM3 8EB

WILLIAMS HARLOW ARE EXCITED TO PRESENT THIS FOUR BEDROOM FAMILY HOME TO THE RENTAL MARKET. Located on a popular tree-lined residential road, the property is situated close to Cheam Village and all its amenities and transport links. Consisting of four double bedrooms, two bathrooms (1 en-suite) upstairs and a large reception room at the front with a full width kitchen-diner to the rear downstairs. There is a large rear garden with built-in BBQ, pizza oven and bar area on the patio with a pond and flower borders to the sides. Further benefits include a private driveway and garage. Available immediately on an unfurnished basis.

£3,500 PCM Unfurnished



DRIVEWAY

Private driveway accessed directly from road with parking for at least 2 cars

ENTRANCE

Double-glazed porch with wood door to house within

HALLWAY

Wood flooring and provides access to all accommodation downstairs

RECEPTION ROOM

Large front reception room with square-bay-window and feature fireplace along with original wood flooring

KITCHEN-DINER

Spread across the width of the house to the rear with a fully equipped kitchen and the diner area providing access to the outside garden and patio.

DOWNSTAIRS WC

Accessed from the far corner of the kitchen-diner

STAIRCASE

carpeted and leading up to:

BEDROOM ONE

Double size room positioned at the front of the house over the garage

EN-SUITE

Shower cubicle, WC and basin overlooking the rear garden

BEDROOM TWO

Double size room at the front of the house with built-in wardrobes along one wall

BEDROOM THREE

Double size room to the rear of the house overlooking the rear garden with private shower cubicle within

BEDROOM FOUR

Smaller double room at the front with built-in wardrobes.

BATHROOM

Good size family bathroom overlooking the rear garden with the WC in a separate room off the landing

REAR GARDEN

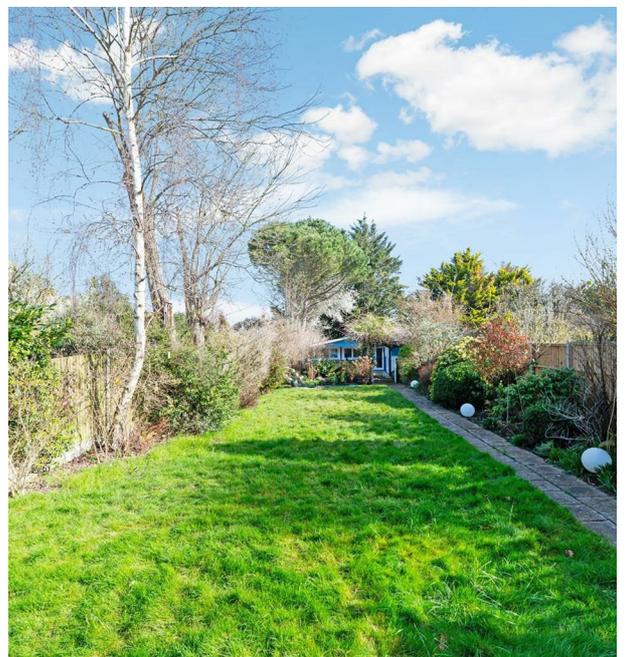
Large, beautiful garden: patio and grass with a built-in BBQ, pizza oven and bar along one side of the patio for an amazing entertaining area.

GARAGE

Single size with access from the driveway and internally from the kitchen

COUNCIL TAX

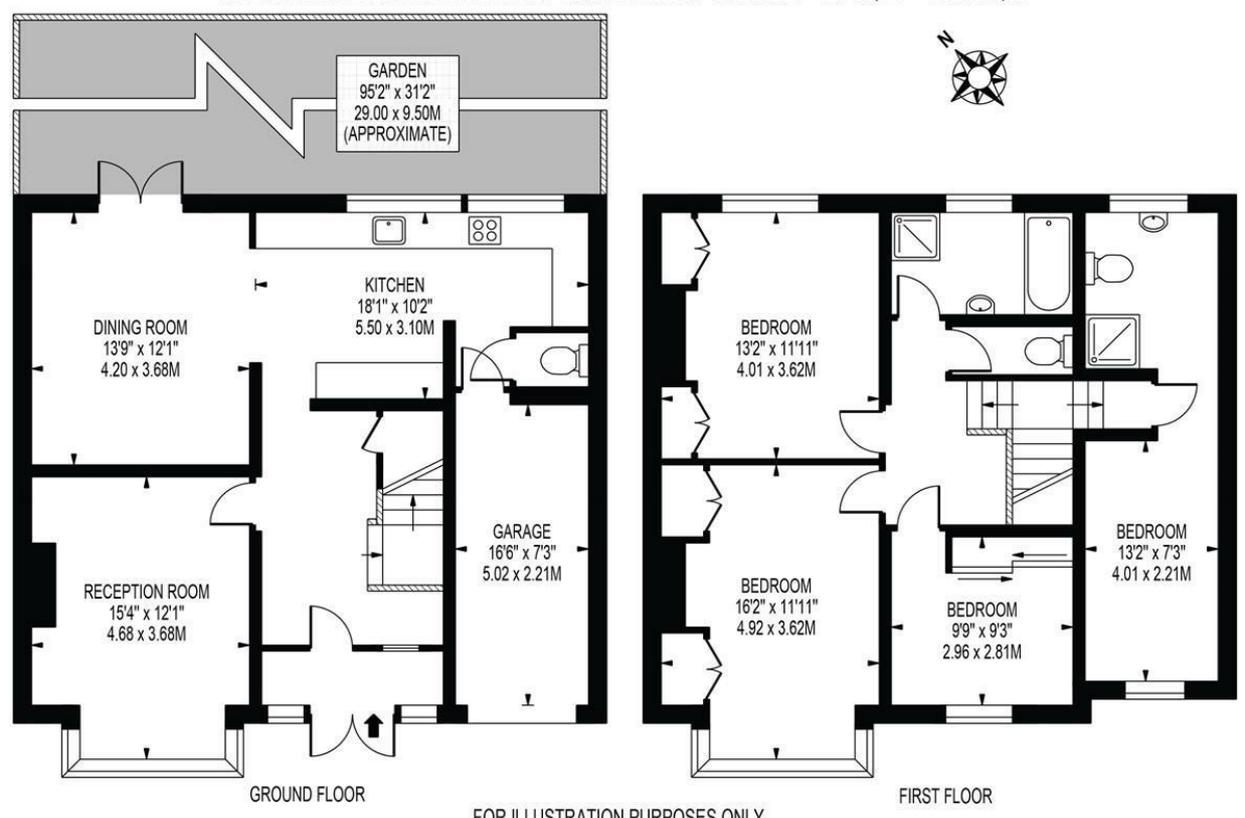
Council Tax Band F (£3,278.49) 2025 / 26



WICKHAM AVENUE

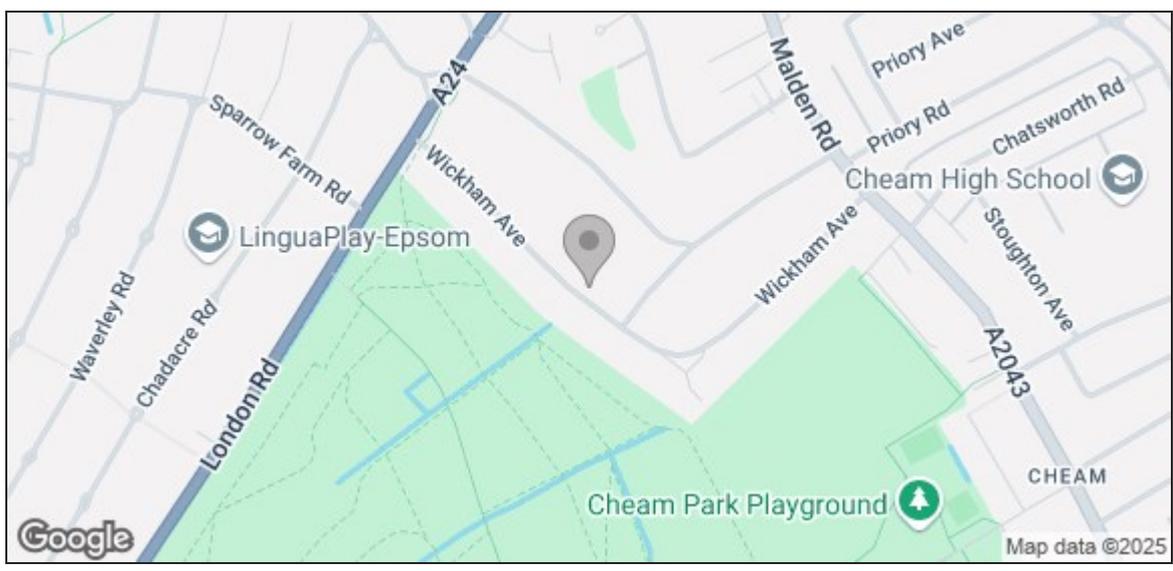
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1660 SQ FT - 154.24 SQ M
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 120 SQ FT - 11.18 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	