

**WILLIAMS
HARLOW**

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Village Row

Sutton, Surrey SM2 6JZ

WILLIAMS HARLOW IS DELIGHTED TO PRESENT A RARE TWO BEDROOM HOUSE TO THE MARKET. Situated on a quiet cul-de-sac only moments away from Sutton Town Centre and Sutton Train Station. Located within a residential area this property offers a bright and airy reception room, a modern kitchen and access to the rear garden. On the first floor there are two double bedrooms and a bathroom. Other benefits include a garage and double glazing. Available immediately on an unfurnished basis.

£1,850 PCM Unfurnished



PROPERTY

End-of-terrace house on quiet cul-de-sac

ENTRANCE

Garden path leading to front door

RECEPTION ROOM

Accessed via internal porch with large double glazed window overlooking front lawn and direct access into rear garden

KITCHEN

Fully equipped kitchen with integrated appliances

STAIRCASE

leading up to

BEDROOM ONE

Large double room over looking the front lawn

BEDROOM TWO

Double size room overlooking the rear garden

BATHROOM

Shower over bath, WC and hand-basin

GARDEN

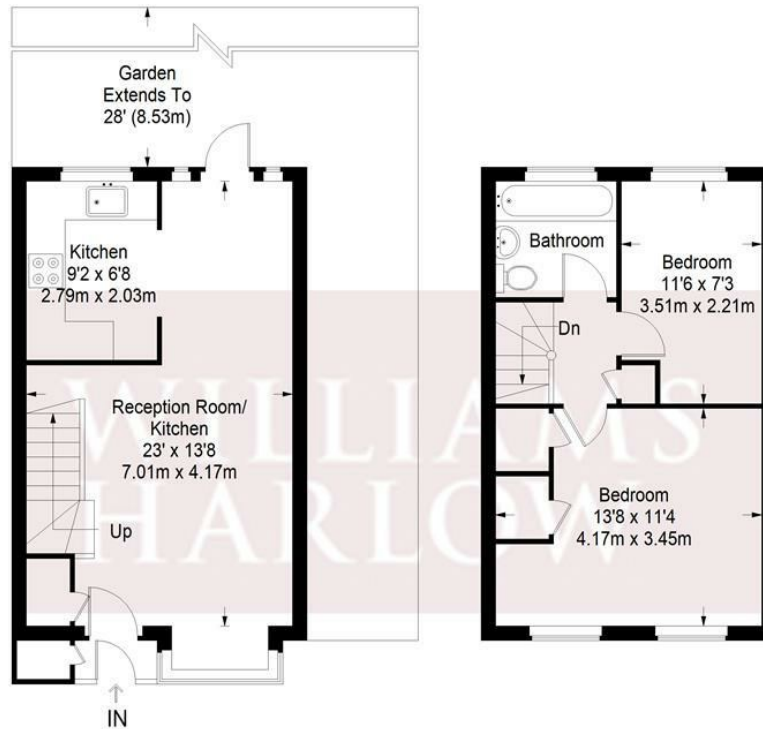
Garden laid mainly to grass with small patio area

COUNCIL TAX

Council Tax Band D (£2,269.72) 2025 / 26



Village Row



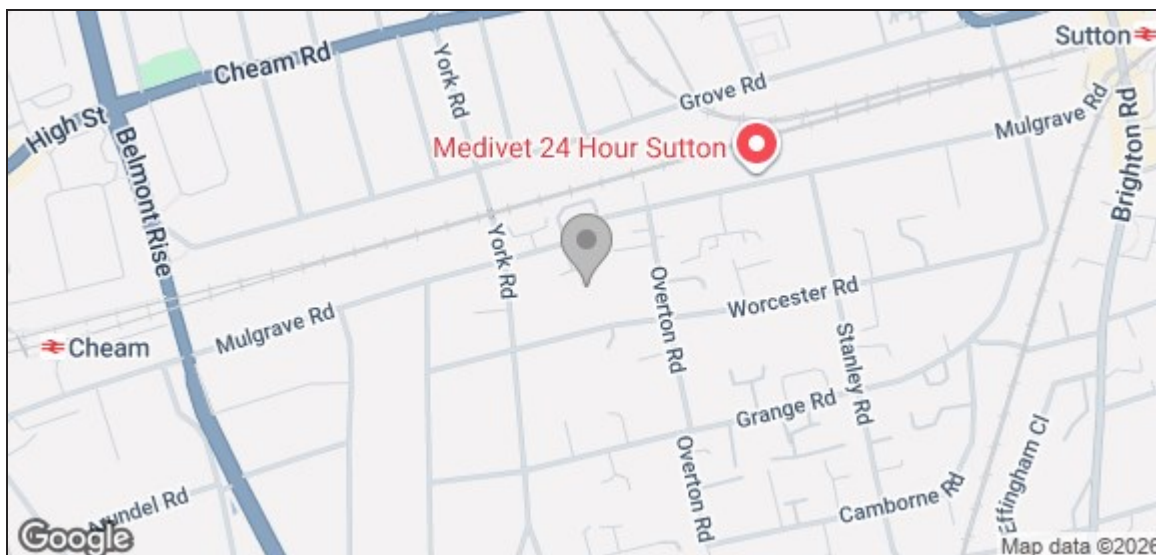
Ground Floor = 348 sq ft

First Floor = 316 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 330 sq ft / 30.66 sq m
FIRST FLOOR = 316 sq ft / 29.36 sq m
Total = 646 sq ft / 60.01 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		