

**WILLIAMS
HARLOW**

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Worcester Road Sutton, Surrey SM2 6QL

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER THIS 4 bedroom detached home set in a sought after South Sutton location. The property has flexible accommodation, bright through reception room, a fitted kitchen/breakfast room and a conservatory. The property has an attached garage to side and off street parking. Close by amenities include Sutton town and mainline BR station with direct routes into London.

Offers In Excess Of £675,000 - Freehold



FRONT DOOR

Under recess with outside lighting, giving access through to:

ENTRANCE HALL

Large storage cupboard with mirrored sliding doors. Radiator.
Laminate flooring. Stairs rising to the first floor.

LIVING ROOM

3.48m x 5.49m (11'5 x 18'0)

Full height window to the rear and double opening french doors to the rear garden. Coving. Radiator.

LOUNGE AREA

4.06m x 3.63m (13'4 x 11'11)

A large atrium, windows to side and french doors with windows either side opening onto the rear garden. Downlighters. Tiled floor.
Opening through to the:

DINING AREA

4.32m x 3.63m (14'2 x 11'11)

Window to front. Radiator. Continuation of the tiled flooring.
Opening through to:

KITCHEN

A range of wall and base units. Space for cooker with extractor fan above. Work top incorporating a stainless steel sink drainer with mixer tap. Space for dishwasher and upright fridge freezer. Tiled floor and part tiled walls. Window to rear.

DOWNSTAIRS WC

Low level WC. Drawer unit incorporating wash hand basin.
Radiator. Laminate flooring. Part tiled walls.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

3.48m x 3.02m (11'5 x 9'11)

Window to rear. Radiator.

BEDROOM TWO

3.10m x 2.87m (10'2 x 9'5)

Window to front. Radiator.

BEDROOM THREE

3.48m x 2.41m (11'5 x 7'11)

Window to rear. Radiator.

BEDROOM FOUR

3.10m x 2.41m (10'2 x 7'11)

Window to front. Built in wardrobe. Window to front.

BATHROOM

Storage unit incorporating wash hand basin and low level WC.
White panel bath with central mixer tap and glass shower screen.
Tiled walls and floor. Window to side.

FRONT

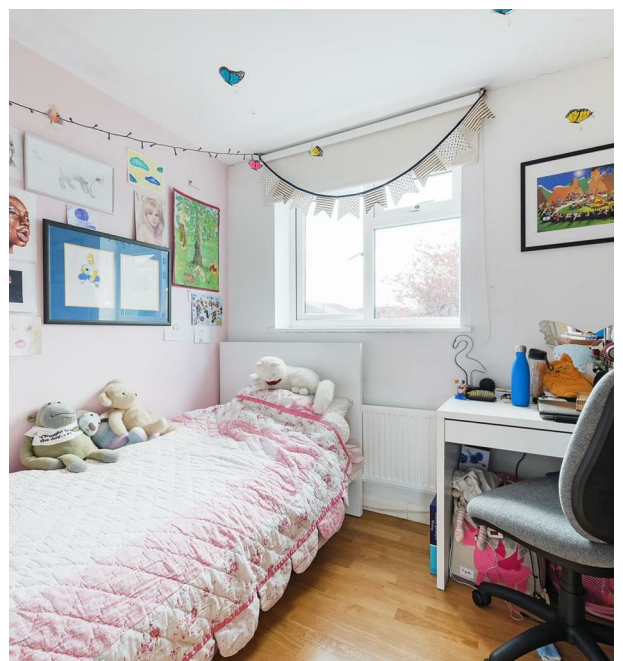
Driveway providing off street parking and leading to the garage.
Pathway to the front door with an area of level lawn to the side flanked by flower/shrub borders.

REAR GARDEN

There is decking immediately to the rear of the property. The remainder of the garden is laid to lawn with flower/shrub borders, an area stone chippings with a summer house.

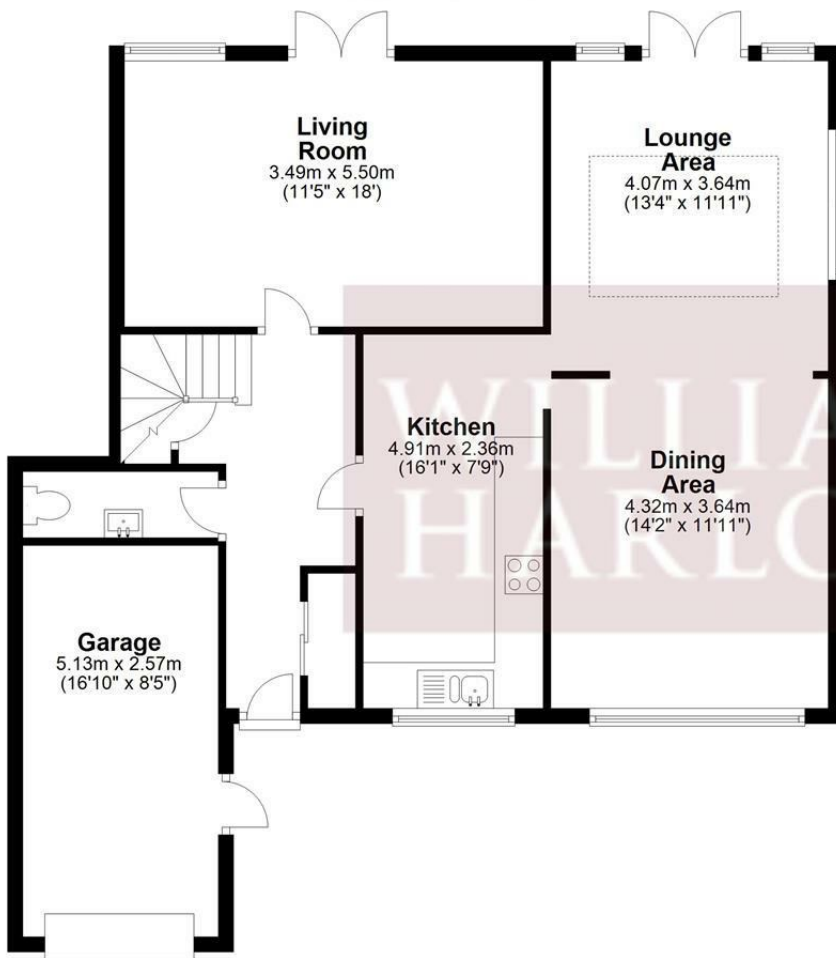
GARAGE

Up and over door to the front.



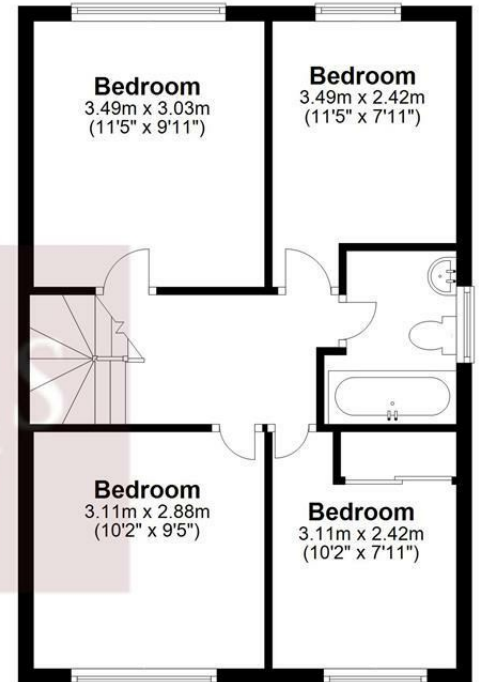
Ground Floor

Main area: approx. 76.6 sq. metres (825.0 sq. feet)
Plus garages, approx. 13.2 sq. metres (141.9 sq. feet)

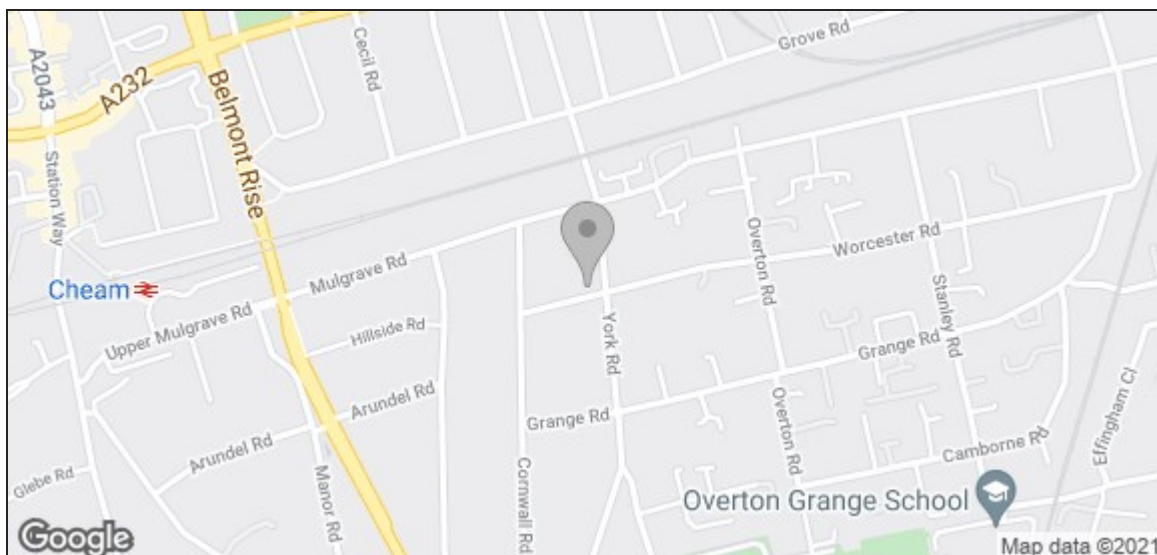


First Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Main area: Approx. 123.3 sq. metres (1327.4 sq. feet)
Plus garages, approx. 13.2 sq. metres (141.9 sq. feet)



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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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