



Bristol Road, Morden, SM4 5SB
£625,000 - Freehold



**WILLIAMS
HARLOW**



WILLIAMS HARLOW IN CHEAM are pleased to offer this suburb THREE bedroom semi-detached home which has been significantly improved and extended by the present owners. The property is in wonderful condition throughout and offers and large rear extension to afford a large kitchen family room, a southerly aspect rear garden with spacious office / studio. **VENDOR CURRENTLY SUITED ON END CHAIN PROPERTY. SOLE AGENTS**

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		
	74	85
England & Wales		EU Directive 2002/91/EC



FRONT DOOR

Reached by paved steps leading up to the porch which is fully enclosed by way of UPVC double glazed windows. Tiled floor. Composite door

ENTRANCE HALL

Tiled throughout storage cupboards housing the fuse board. Skirting. Central feature light & radiator

DOWNSTAIRS SHOWER ROOM

Fully tiled floor and surround shower with a rainfall shower. Downlighters. Heated towel rail. Extractor fan. Low level WC & sink with hand basin. Obscured double glazed window to front.

BEDROOM THREE

Large double glazed window to front. Fitted wardrobes. Radiator. Tiled. Skirting

LIVING ROOM

Tiled. Two central feature lights. Feature fireplace. Skirting. Leading into:

OPEN PLAN KITCHEN DINER

The kitchen is fitted to a high standard comprising of rolled edge work surfaces incorporating a five ring gas hob with extractor above. Tiled splashback. Space for fridge freezer. Two fitted double ovens and grill & a comprehensive range of cupboards both above and below the work surface. One and a half stainless steel sink drainer and mixer tap. Central breakfast bar which provides seating for up to five. Double opening french doors giving a pleasant outlook over the rear garden. Radiator to side. Access to the under stair storage cupboard. Utility room which houses the boiler and washing machine alongside worktop space.

FIRST FLOOR ACCOMMODATION

Reached by a turn staircase with obscured glazed window to the side. Downlighters. Carpet. Wooden banisters

LANDING

Carpet. Loft hatch. Central feature light Double glazed window. Providing access to:

BEDROOM ONE

Two double glazed windows & radiators below. Fitted wardrobes. Two central feature lights. Carpet. Skirting

BEDROOM TWO

Double glazed window to rear. Fitted wardrobes. Radiator. Central feature light. Carpet. Skirting

BATHROOM

Tiled. Shower bath. extractor fan. Obscured double glazed window to rear. Low level WC and sink with mixer tap. Heated towel rail

OUTSIDE

FRONT

Pebbled driveway providing off street parking for two cars. Steps leading up to the porch.

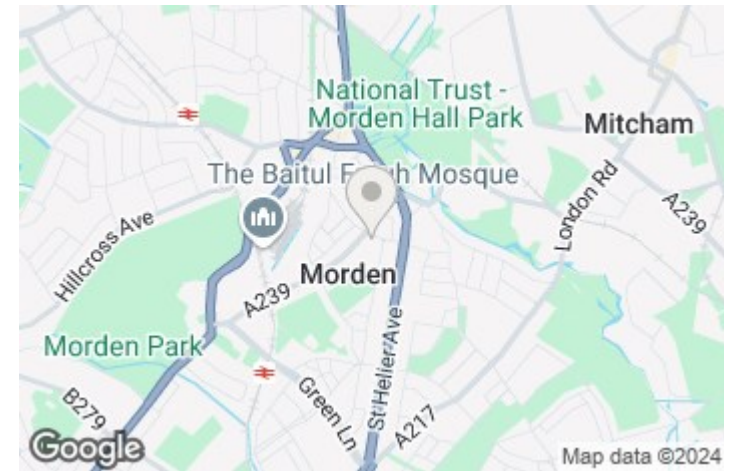
REAR GARDEN

17.68m x 7.01m (58 x 23)

South facing rear garden. Fully paved. Shed with power. Log cabin with power & lighting. (58ft x 23ft approximately)

COUNCIL TAX

TBC...



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,
SM3 8BH

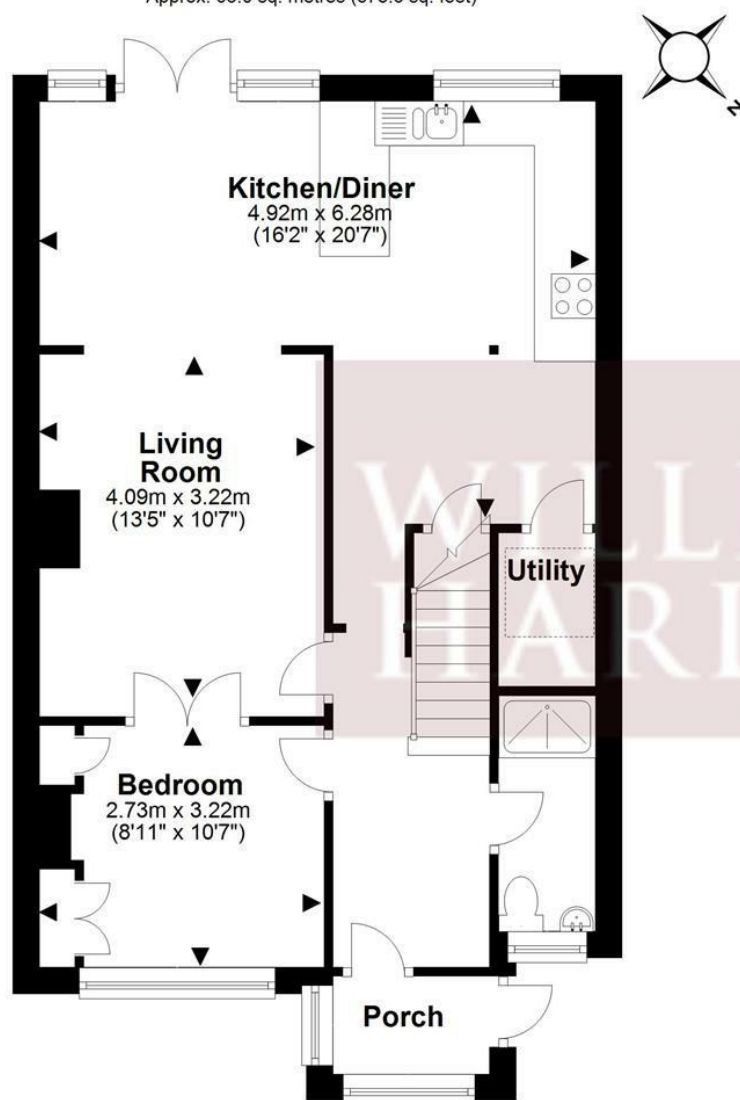
cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

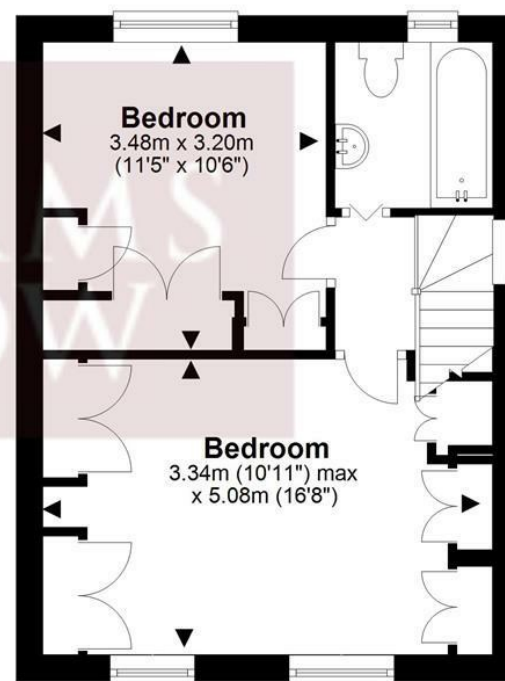
Ground Floor

Approx. 63.0 sq. metres (678.6 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 98.1 sq. metres (1056.3 sq. feet)

**WILLIAMS
HARLOW**