WILLIAMS HARLOW

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WILLIAMS HARLOW ESTATE AGENTS IN CHEAM VILLAGE ARE PLEASED to offer: Three bedroom house with Annex; walking distance to Worcester Park main line station, high street and all amenities. Access to the A3 and Kingston/New Malden are only minutes away. The property offers; Lounge, open plan kitchen/living area, shower room, three bedrooms in main house. Located to the rear of the garden is an annex which can be multi functional. Good rear garden with side access giving independent access to annex if required. To the front of the property there is off street park for 3/4 vehicles. NO ONWARD CHAIN

Offers In Excess Of £500,000 - Freehold

3 1 2

PORCH
Double glazed porch leading to:

FRONT DOOR
Giving access through to:

ENTRANCE HALL
Dado rail, laminate wood flooring and stairs to the first floor.

FRONT RECEPTION
4.95m x 3.33m (16'3 x 10'11)
Front aspect double window with fitted bespoke shutters. Feature fireplace. Coving. Dado rail. Radiator. Laminate wood flooring.

KITCHEN
3.51m x 2.92m (11'6 x 9'7)
Single drainer sink unit. Range of wall and base units. Inset as hob. Highline single oven with micro combi oven. Recess for free standing fridge freezer and further recess and plumbing for washing machine. Part tiled walls. Understairs storage. Laminate wood flooring. Open through to:

DINING/LIVING ROOM
4.85m x 3.10m (15'11 x 10'2)
Rear aspect double glazed french style window and doors. 2 x vaulted double glazed skylights. Discreet cupboard housing wall mounted gas boiler. Radiator. Laminate wood flooring.

SHOWER ROOM
1.78m x 1.73m (5'10 x 5'8)
Front aspect double glazed window. Large shower cubicle. Low flush WC. Pedestal wash hand basin. Heated towel rail. Fully tiled walls and floor.

FIRST FLOOR ACCOMMODATION

LANDING
Dado rail. Laminate wood flooring. Loft access.

BEDROOM ONE
4.98m x 3.33m (16'4 x 10'11)
Front aspect double glazed window with bespoke shutters. Radiator. Laminate wood flooring.

BEDROOM TWO
3.23m x 2.39m (10'7 x 7'10)
Dual aspect. Rear and side double glazed windows. Fitted storage. Laminate wood flooring.

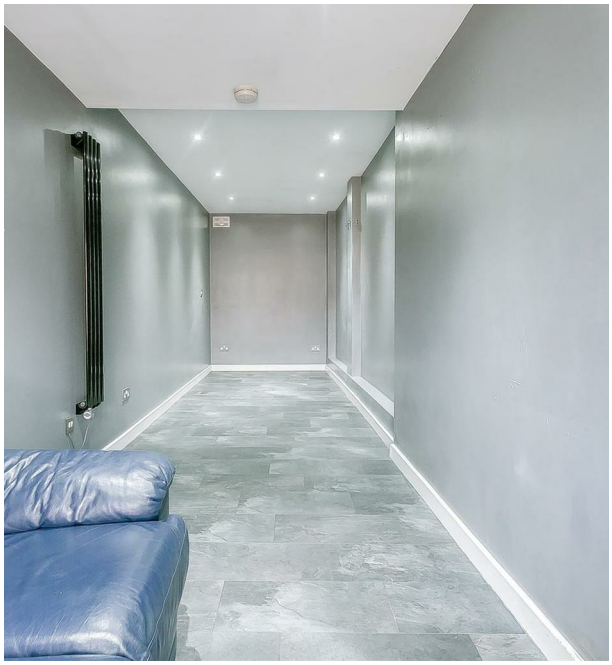
BEDROOM THREE
2.46m x 1.78m (8'1 x 5'10)
Rear aspect double glazed window. Laminate wood flooring.

OUTSIDE

FRONT
The front of the property is all paved providing off street parking for approximately 3-4 vehicles.

MAIN REAR GARDEN
Rear patio. Established herbaceous borders but laid predominantly to lawn with side access.

PURPOSE BUILT ANNEX
2 units that mirror each other with a partitioned wall but could be one unit. Each unit measures 30'6 x 7'0. With front aspect double glazed window. Wall mounted radiator. Tiled floor. Outside the annex there is decked patio which gives access into main garden.



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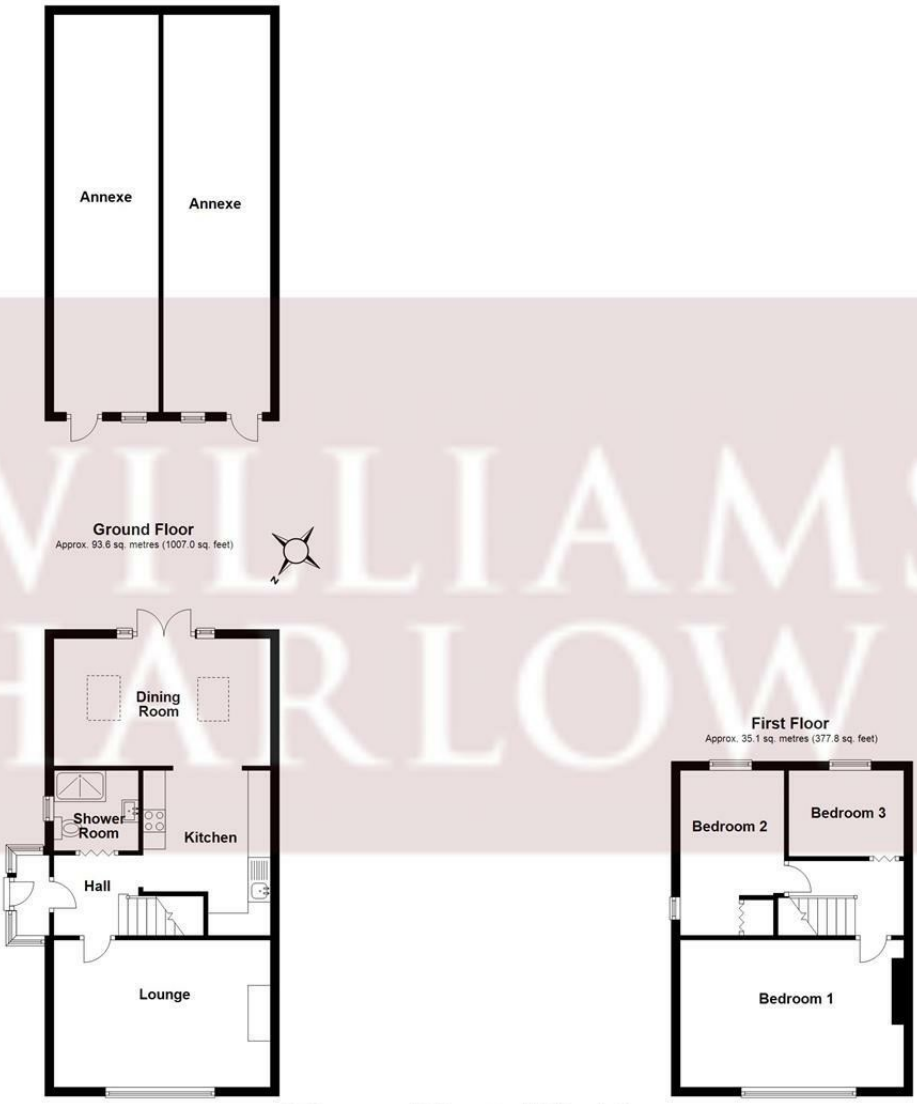
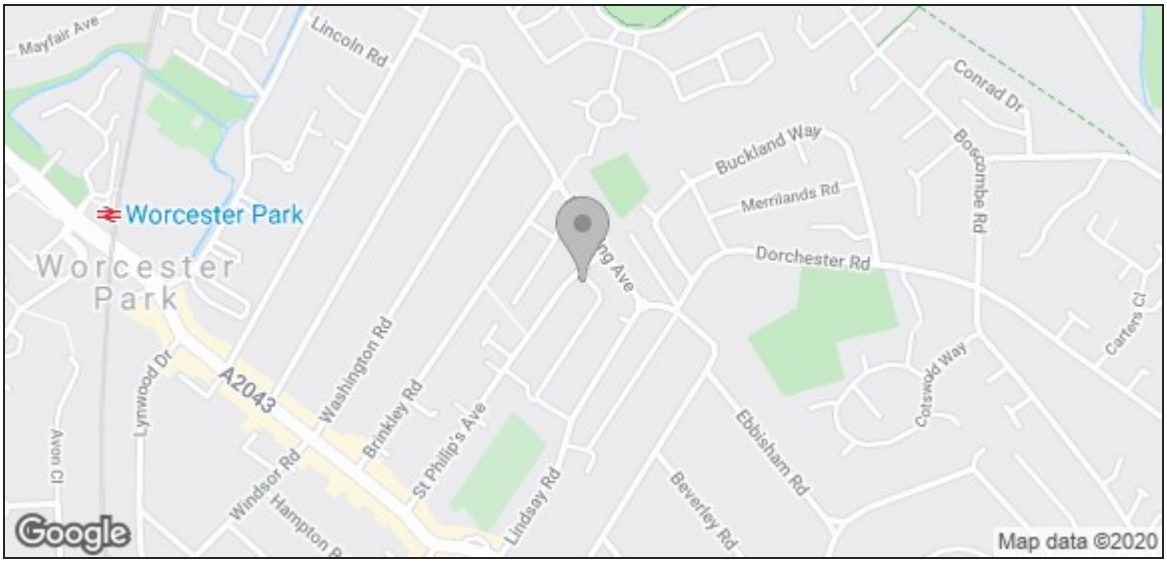
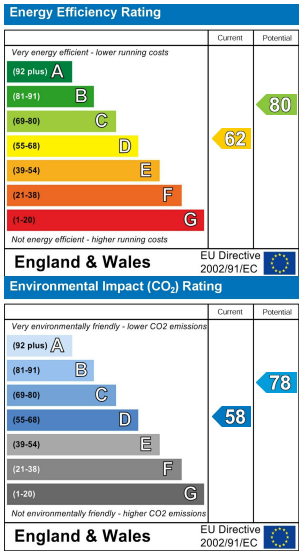


Total area: approx. 128.7 sq. metres (1384.8 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden. Plan produced using PlanUp.