

**WILLIAMS  
HARLOW**

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## Rectory Road Sutton, Surrey SM1 1QW

WILLIAMS HARLOW ARE EXCITED TO PRESENT A TWO DOUBLE BEDROOM HOUSE TO THE MARKET. Located on a quiet residential street within close walking distance to Sutton High Street, this property is in excellent condition and location. Comprising two double bedrooms and a family bathroom upstairs with a good size reception room and good size kitchen downstairs. Double glazing and a rear garden are a few of the extra benefits. Available immediately on an unfurnished basis.

**£1,850 PCM Unfurnished**



## FRONT DOOR

Giving access through to:

## ENTRANCE

Leading through to:

## LOUNGE

Double aspect. Double glazed windows. 2 x radiators. Under-stairs storage cupboard. Laminate flooring. Newly painted.

## KITCHEN

A modern range of cupboards and drawers incorporating a one and a half bowl stainless steel sink drainer with mixer tap. Ceramic hob with oven below and extractor fan above. Fridge freezer, 2 x double glazed windows, one overlooking the rear garden and door giving access to the rear garden. Laminate flooring.

## FIRST FLOOR ACCOMMODATION

### LANDING

Good condition carpet.

### MASTER BEDROOM

2 x double glazed windows with front aspect. 2 x radiators. TV point. Newly painted and good quality carpet.

### BEDROOM TWO

Window overlooking the rear garden. Radiator. Fresh paint and quality carpet.

## BATHROOM

Modern luxury bathroom. Bath with shower above, curved glass shower screen and hand held shower. Low level WC. Pedestal wash hand basin. Fully tiled walls and floor. Obscured glazed window.

## OUTSIDE

### FRONT

Footpath giving access to the front door.

### REAR GARDEN

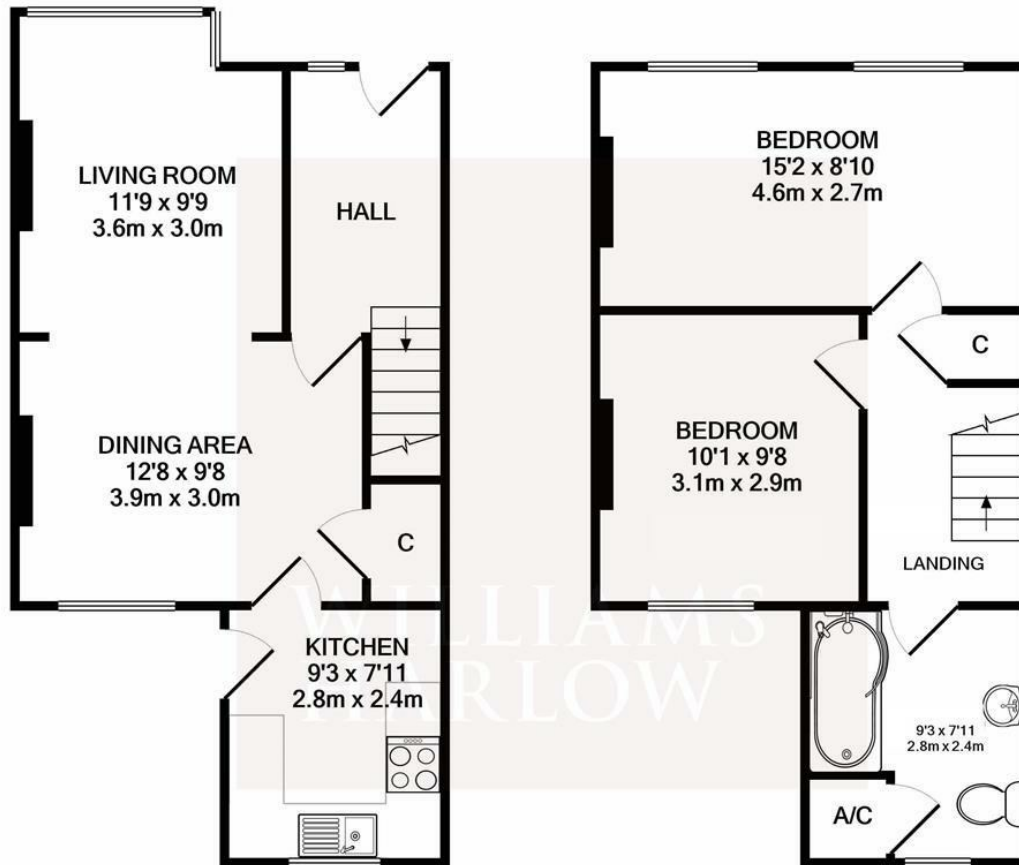
Mainly paved with flower and shrub borders. Shed. Fully enclosed garden offering a good degree of privacy.

## COUNCIL TAX

Council Tax Band C (£1,820.78) 2023 / 24





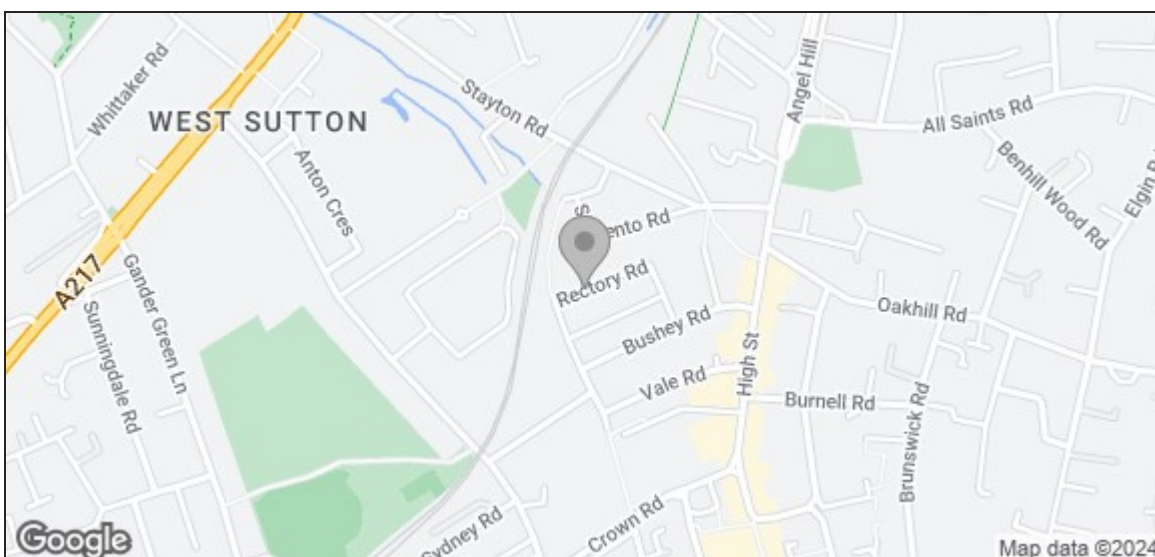


GROUND FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 369 SQ.FT.  
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.9 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-36) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		