



Village Row, Sutton, Surrey SM2 6JZ  
£1,850 PCM -



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**WILLIAMS  
HARLOW**





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



WILLIAMS HARLOW OF CHEAM IS DELIGHTED TO PRESENT this two bedroom house located moments away from Sutton Town Centre. 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. The property will have brand new carpets fitted prior to start of new tenancy. Other benefits include a garage. Unfurnished and available from Mid June.

## 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

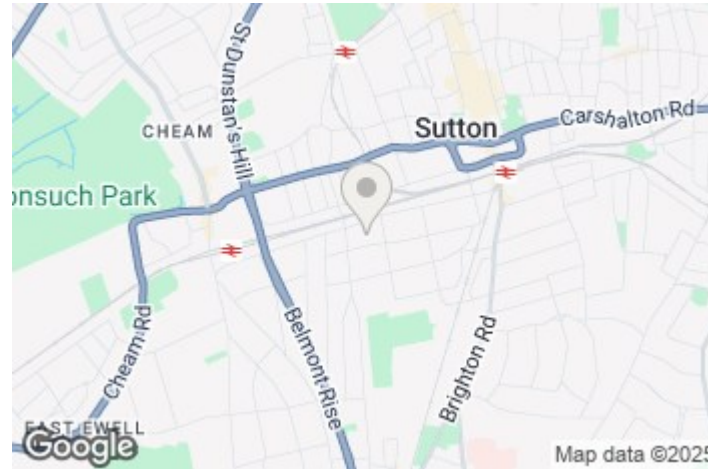
Shower over bath, WC and hand-basin

## GARDEN

Garden laid mainly to grass with small patio area

## COUNCIL TAX

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



Cheam Office

Call: 020 8642 5316

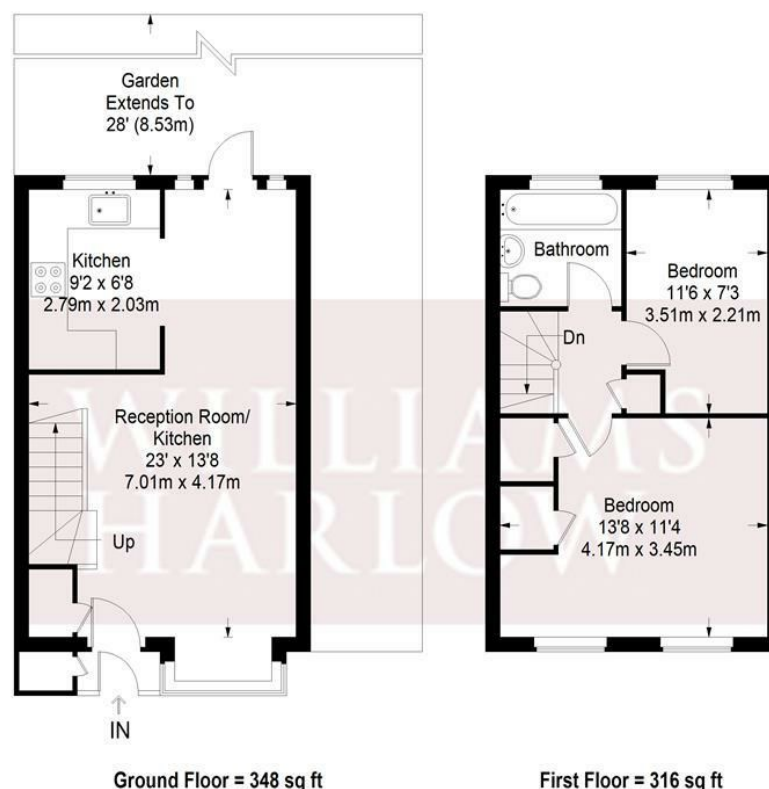
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## Village Row



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)

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HARLOW**