

## Cotswold Road Sutton, Surrey SM2 5NL

WILLIAMS HARLOW CHEAM ARE DELIGHTED TO OFFER THIS stunning three bedroom family home situated in a popular road to the South of Sutton, and benefits from being only minutes away from local shops, supermarkets, amenities and transport links including local bus stops right on the doorstep and Belmont train station only a few minute walk away. The accommodation is set over TWO FLOORS with the ground floor offering; entrance porch, TWO SEPARATE RECEPTION ROOMS, fitted kitchen, dining room. First floor: Two double bedrooms, single bedroom and a family bathroom. The property has been refurbished to a high standard and keeping it's character throughout. Private rear garden and permit parking. EPC Rating E. Council Tax band E.

£1,950 PCM -



## OUTSIDE FRONT

Front garden. Path leading to Porch door. Front door.

## HALLWAY

Access to all rooms. Stairs leading to first floor. Wooden flooring. Radiator.

## LOUNGE

Double Glazed window to front aspect. Wooden flooring. Radiator. Fireplace.

## DINING ROOM

Double glazed doors to rear aspect leading to a lean to. Access to garden. Wooden flooring. Radiator. Fireplace.

## KITCHEN/BREAKFAST ROOM

Range of wall and base units. Tiled flooring. Window to side access. Door to side access leading to rear garden. Radiator.

## FAMILY BATHROOM

Window to rear access. Walk-in shower. Sink unit. Heated towel rail. WC.

## BEDROOM REAR

Double bedroom. Built in wardrobes. Radiator. Window to rear aspect. Wooden flooring.

## BEDROOM FRONT

Double bedroom. Built in Wardrobe. Radiator. Window to front aspect. Wooden Flooring

## BEDROOM FRONT

Single bedroom. Radiator. Window to front aspect. Wooden flooring

## OUTSIDE REAR

Patio area. Garden mainly laid to lawn.

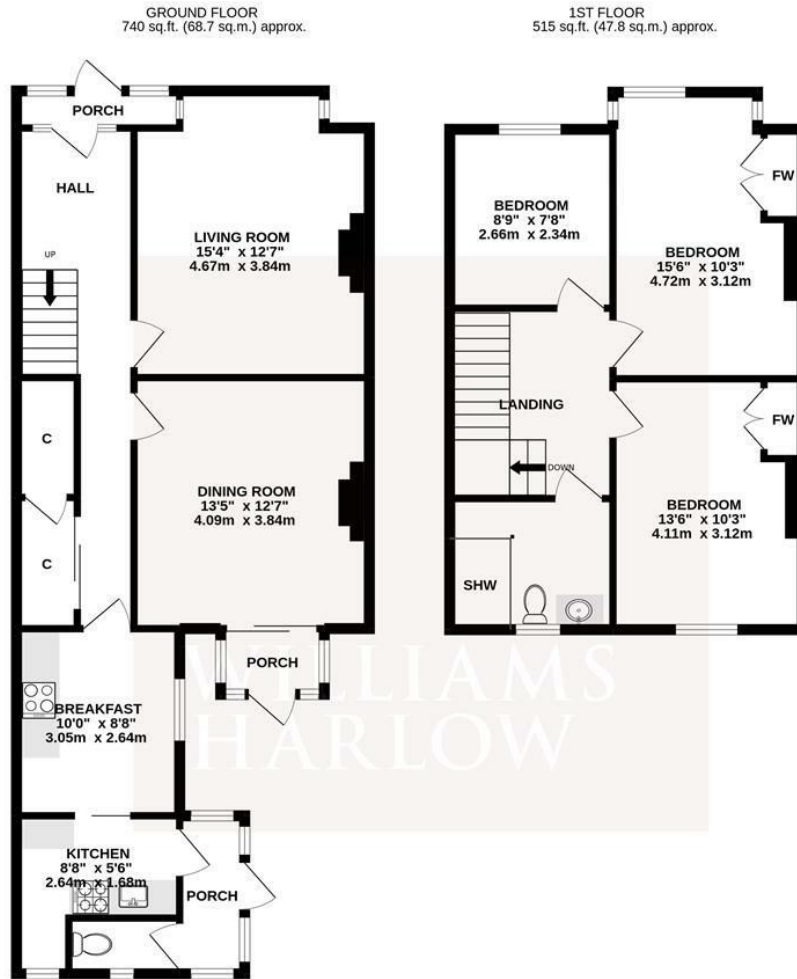






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**WILLIAMS  
HARLOW**



**TOTAL APPROXIMATE FLOOR AREA 1255 SQ.FT. (116.5 SQ.M.)**

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.



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	