

Jubilee Road Cheam Village, Surrey SM3 8DL

WILLIAMS HARLOW IN CHEAM ARE PLEASED TO OFFER, this stunning 2 bedroom terraced home set in the heart of Cheam Village. The property benefits a good size reception and a luxury fitted kitchen looking out onto the rear garden. Upstairs there are 2 generous double bedrooms and a modern family bathroom. Outside to the rear there is a well kept garden and to the front of the property off street parking and further visitor spaces. The property is a short walk to all the village amenities including Waitrose, coffee shops and Cheam's BR station direct to Victoria, Also in the catchment for the superb local schools including St Dunstons and Cuddington Croft junior schools. An internal viewing is highly recommended.

Offers In Excess Of £600,000 - Freehold



FRONT DOOR

UPVC double glazed front door, giving access through to:

lawn with flower beds. Garden shed. Patio/barbecue area at the end of the garden. Access gate at the rear.

ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

Low level WC. Wash hand basin. Tiled floor and part tiled walls. Heated towel rail. Wall mounted circuit breakers. Obscured glazed window to the front aspect.

LOUNGE

Oriel double glazed bay window to the front aspect. Double radiator. Wood flooring. Coving. Staircase leading to the first floor. Leading through to:

KITCHEN/BREAKFAST ROOM

Fitted kitchen with a range of eye and low level units housing the G/C Heating boiler. Space for electric oven. Stainless steel extractor. Stainless steel sink. Integrated microwave. Space for washing machine. Space for tumble dryer. Integrated fridge freezer. Fitted wine cooler. Underlighting. Tiled floor. Downlighters. Double glazed french doors giving access to the rear garden. Double radiator in the breakfast area. Large understairs storage.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft (fully boarded).

BEDROOM ONE

Double glazed window to the front aspect. Fitted mirror fronted wardrobes. Radiator. Fitted cupboard housing Mega flow tank. Airing cupboard.

BEDROOM TWO

Double glazed window to the rear aspect. Laminate wood flooring. Coving. Radiator. Fitted mirror fronted wardrobes.

BATHROOM

Panel bath with overhead power shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Laminate flooring. Heated towel rail. Downlighters. Coving. Extractor fan.

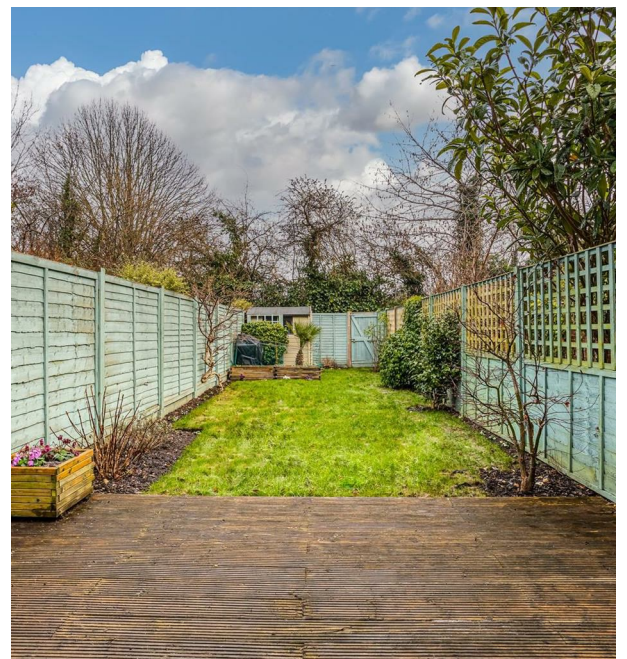
OUTSIDE

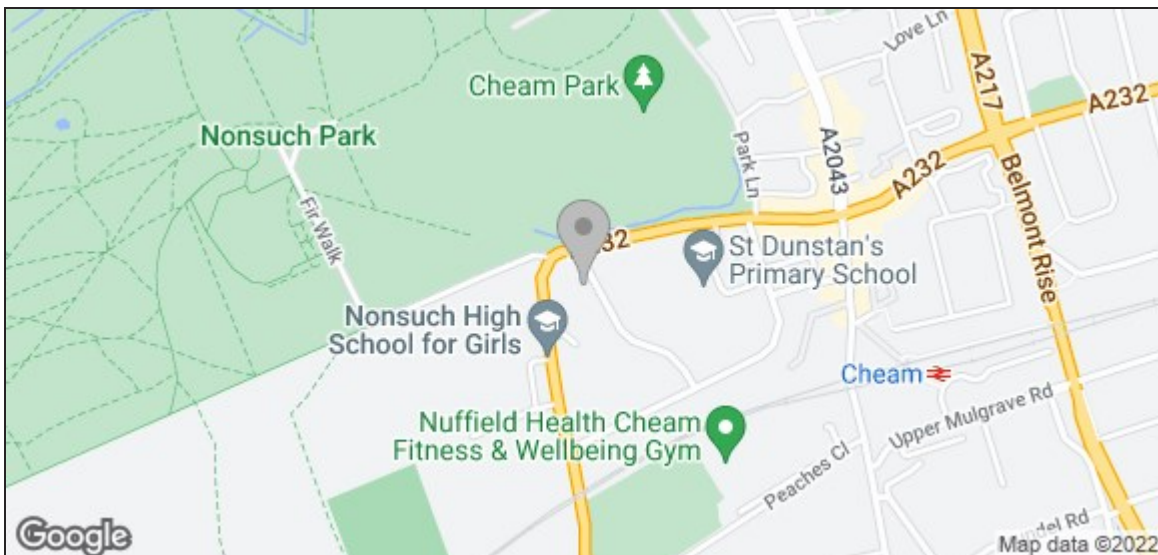
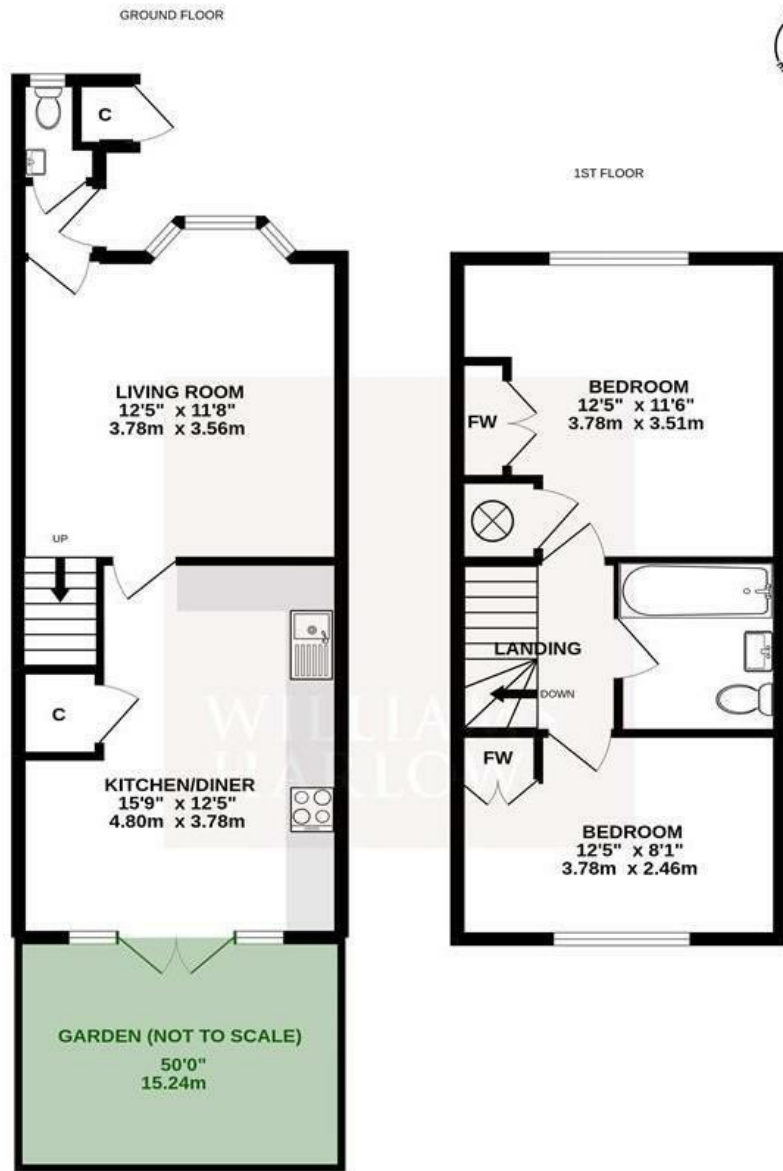
FRONT

Driveway. Storage unit housing meters.

REAR GARDEN

There is a decking area immediately to the rear of the property. Fitted storage unit. The remainder of the garden is mainly laid to





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	