

Egham Crescent Sutton, Surrey SM3 9AW

WILLIAMS HARLOW ESTATE AGENTS IN CHEAM ARE PLEASED TO OFFER THIS, THREE bedroom terraced property set on the popular Park Farm estate in need of a complete refurbishment throughout. **CASH BUYERS ONLY!** There are TWO reception rooms, a good size rear garden and in the catchment area for Cheam High school. The property is offered with vacant possession.

Offers In Excess Of £450,000 - Freehold



FRONT DOOR

Part glazed front door under canopy, giving access through to:

ENTRANCE HALL

Stairs rising to the first floor.

RECEPTION ROOM

3.53m x 2.90m (11'7 x 9'6)

Front aspect bay window.

DINING ROOM

3.61m x 3.28m (11'10 x 10'9)

Rear aspect sliding patio doors with windows either side giving access to the rear garden.

KITCHEN

2.72m x 1.93m (8'11 x 6'4)

Rear part glazed door giving access to the rear garden. Radiator. Boiler. Sink unit.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

3.73m x 2.92m (12'3 x 9'7)

Front aspect bay window.

BEDROOM TWO

3.66m x 3.18m (12'0 x 10'5)

Rear aspect bay window.

BEDROOM THREE

2.79m x 1.75m (9'2 x 5'9)

Front aspect bay window.

BATHROOM

Rear aspect obscured window. Bath. Sink.

SEPARATE WC

OUTSIDE

FRONT

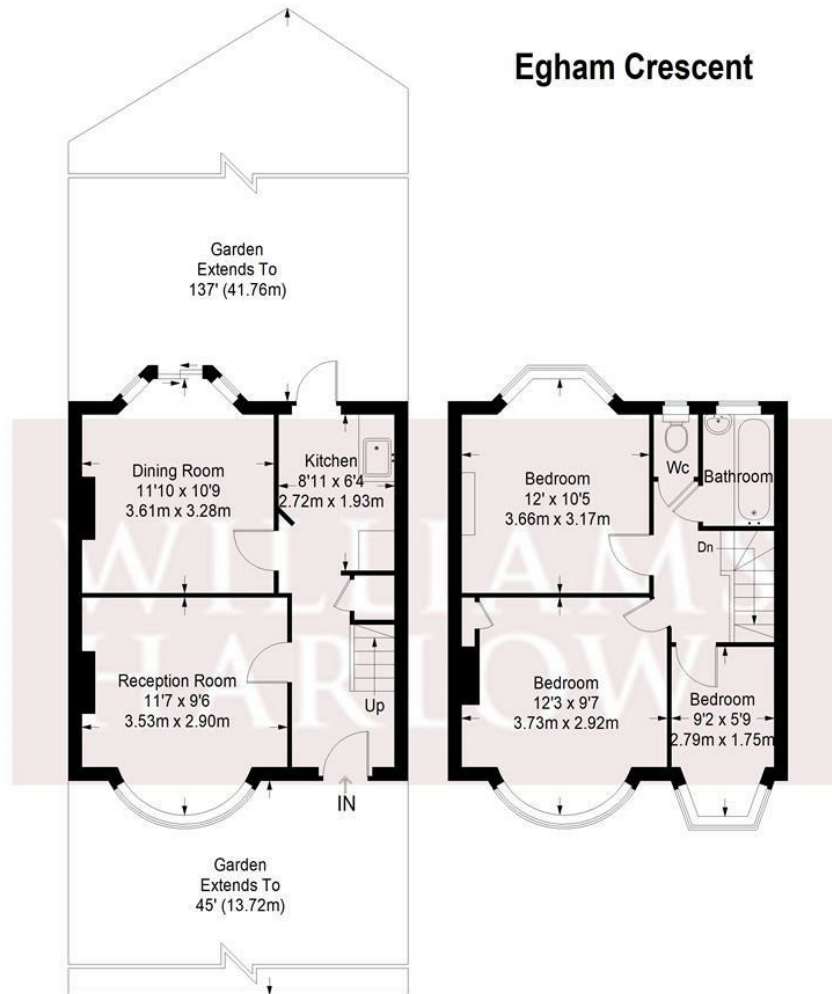
Straight pathway giving access to the front door with the remainder of the front garden laid to level lawn.

REAR GARDEN

There is a patio area immediately to the rear and some mature trees.



Egham Crescent



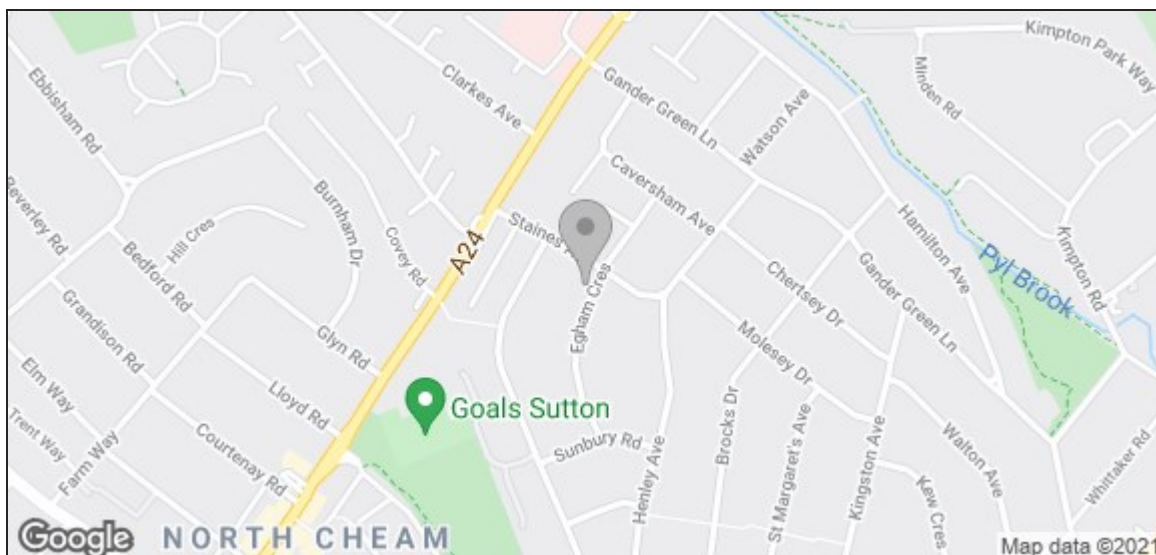
Ground Floor = 373 sq ft

First Floor = 380 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 373 sq ft / 34.65 sq m
FIRST FLOOR = 380 sq ft / 35.30 sq m
Total = 753 sq ft / 69.95 sq m



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)



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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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