



Frensham Drive, London,
Offers In Excess Of £350,000 - Leasehold

**WILLIAMS
HARLOW**

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Williams Harlow Cheam – A ground floor, split level maisonette in great condition and with the benefit of it's own rear garden. Parking within yards of your own front door and 100 yards of the local parade of shops. The surrounding area is going to popular for its access onto the A3 and Kingston Uni. Offered without an onward chain.

The Property

Internally its very much like a house. Enter into the spacious entrance hall via your own front door and the large eat in kitchen is on your left and the lounge ahead. Stairs up to the first floor provide access to the three bedrooms, shower room and separate lavatory. The property is spacious and homely, having been the home to the occupier for many years.

Outside Space

A small courtyard to the front and a superb private rear garden ensure this property offers so much more than the standard.

Local Area

Putney Vale is a small, tucked away town just off the A3. The large Asda is handy marker for proximity but is just one of the amenities on offer here. You additionally are walking distance to Kingston Uni, Putney vale commentary, Thomas Putney Vale school and lots of open green space. Kingston Hill, Wimbledon Common and Roehampton are a little further on the A3.

Why You Should Buy

It's easier to ask why not as this flat has everything, space, garden, three bedrooms, good condition and access into Central London. The fortunate buyer is handsomely set.

Features

Three Bedrooms – Split Level – Garden – Nearby Parking – Separate W.C. – Shower Room – Lounge with Garden Access

Benefits

No Onward Chain – Walk To Shops – Walk To School – Walk To Uni – Little Work Required

Lease and Charges

Date : 24 July 1989

Term : 125 years from 24 July 1989

Rent : A Peppercorn

Service charge: Circa £1569

Local Schools

Thomas Putney Vale Senior School – Private – 2 – 18

Heathmere Infant and primary – State – 3 – 11

Sacred Heart Primary School – Catholic School 4 – 11

Ark Putney Academy – A non-selective school – 11 – 18

Local Transport

Buses

265 To Tolworth Via Malden

85 To Kingston and Putney Bridge

K3 To Esher Via Kingston

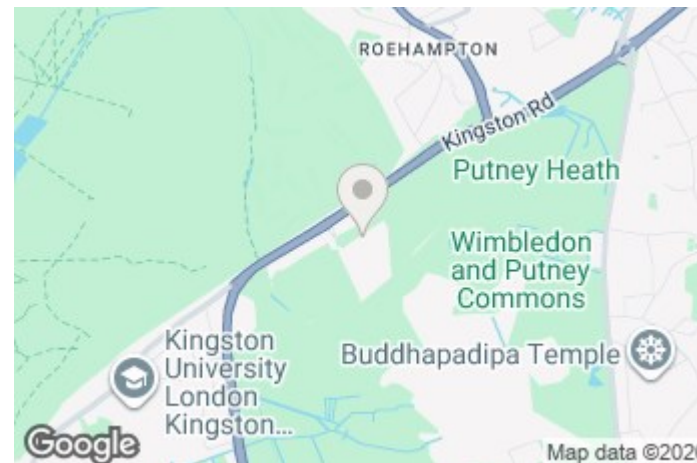
EPC AND COUNCIL TAX

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Why Williams Harlow

We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Cheam Office

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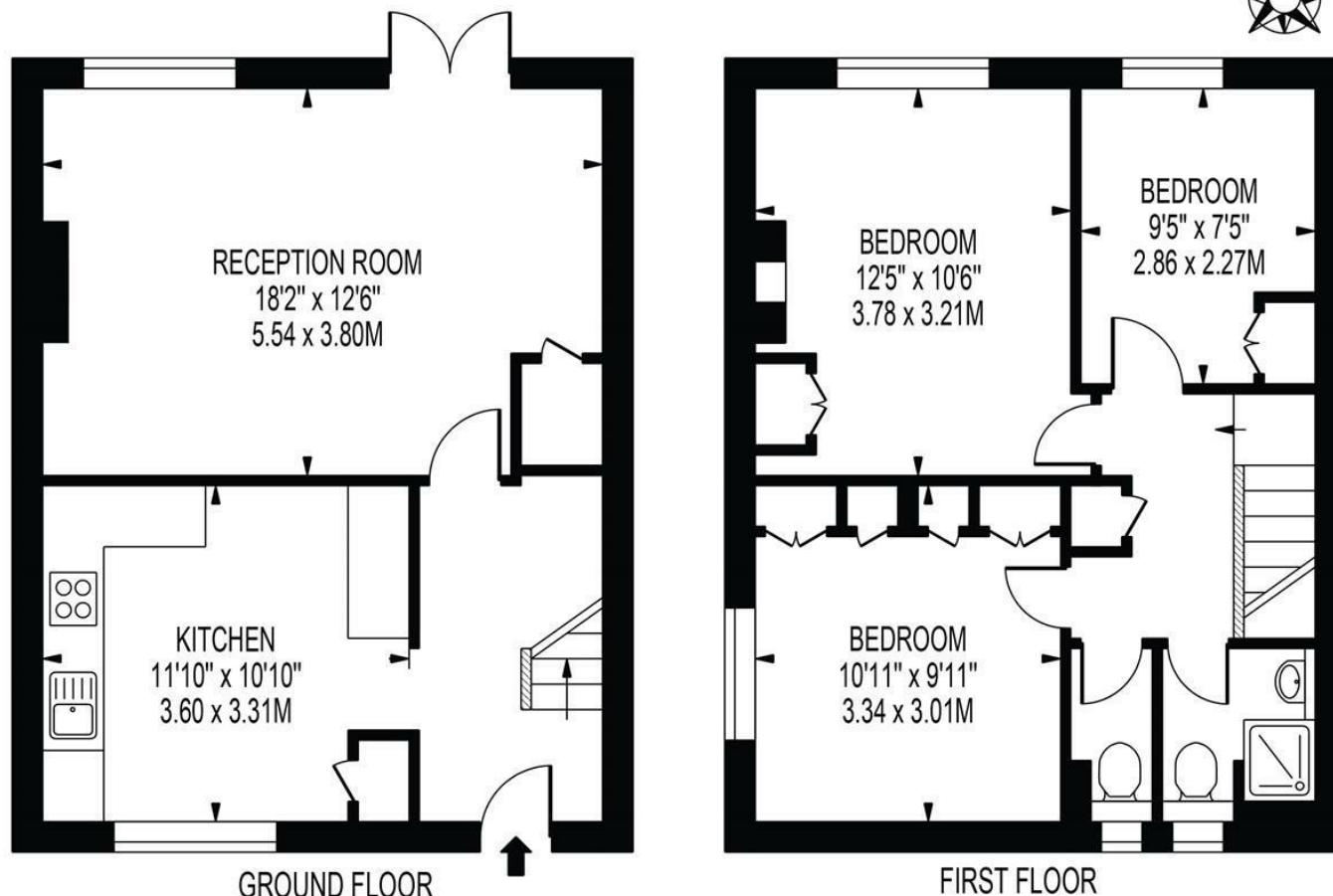
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FRENHAM DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 851 SQ FT - 79.04 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

