WILLIAMS HARLOW

Cheam Office
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Manor Road
Sutton, SM2 7AG

WILLIAMS HARLOW ARE PROUD TO PRESENT THIS LARGE DETACHED PROPERTY TO THE RENTAL MARKET. Located on a prestigious tree-lined residential street with a large plot, situated within close walking distance to Cheam Village. This house has been recently re-decorated and is in move-in condition, comprising of a large full-length reception room with direct garden access, a generous fully-equipped kitchen plus a utility room and separate WC downstairs. Upstairs provides three bedrooms (2 with built-in wardrobes) and a bathroom with shower cubicle, bath and separate WC. Further benefits include large rear garden, double garage and private driveway. Available immediately on an unfurnished basis.

£2,800 PCM Unfurnished

3 1 1



HOUSE
A detached house on a sought-after road
Residential street close to Cheam Village

ENTRANCE
Covered front door with double lock

HALLWAY
Internal shoe area and provides access to all rooms.....

RECEPTION ROOM
Full-house length room with double glazed windows and glazed door leading directly into the rear garden

KITCHEN
Fully equipped kitchen with integrated appliances and space for table & chairs

WC
Separate

UTILITY ROOM
Washing machine & tumble dryer with garden access

STAIRCASE
Leading up to

BEDROOM ONE
Double size room with new, good quality carpets and built-in wardrobes

BEDROOM TWO
Double size room with new, good quality carpets and built-in wardrobes

BEDROOM THREE
Single bedroom or ideal office

BATHROOM
Large shower cubicle and separate bath

WC
WC and bidet

REAR GARDEN
Large garden laid mainly to grass with flower bed borders and large patio area plus secluded area for fire-pit/play-area/reading zone etc

GARAGE
Double garage providing ample storage

DRIVEWAY
Private driveway with space for at least 3 cars

COUNCIL TAX
Council Tax Band G (£3,964.40) 2026 / 27













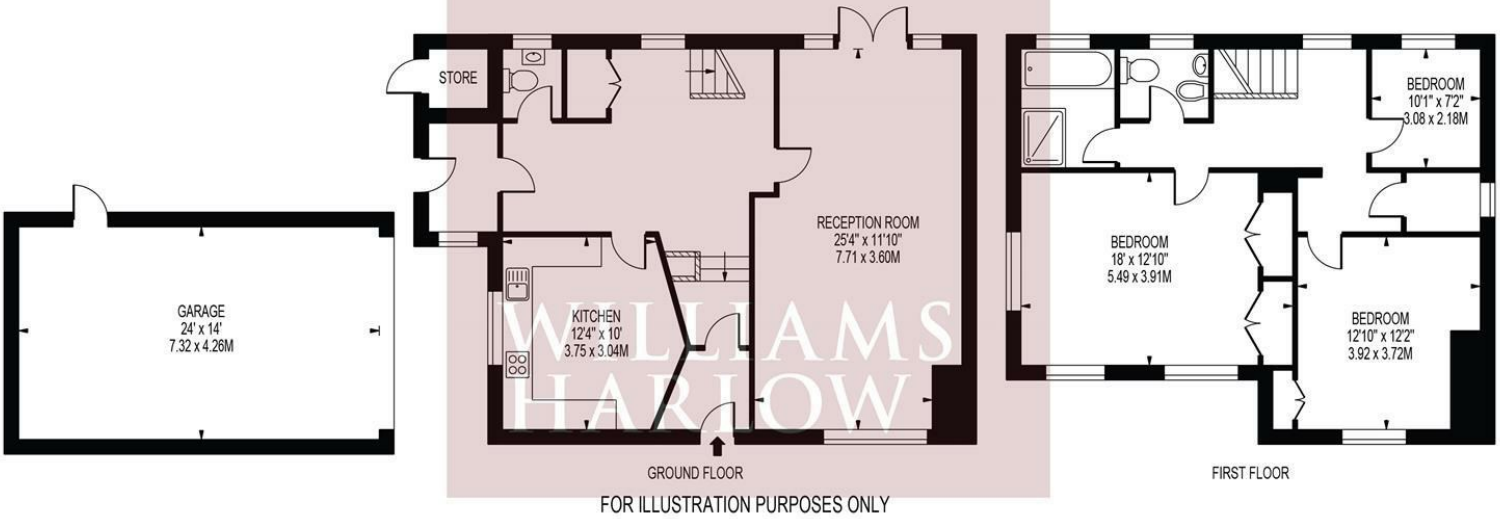




WILLIAMS HARLOW

MANOR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1484 SQ FT - 137.91 SQ M**
(EXCLUDING GARAGE & STORE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **336 SQ FT - 31.18 SQ M**
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: **16 SQ FT - 1.48 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.
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