

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW ESTATE AGENTS IN CHEAM VILLAGE ARE PLEASED TO OFFER; This bright and spacious family home is located in popular residential area with all local amenities within walking distance. The property has been tastefully extended and offers entrance hall, snug, open plan kitchen / dining / living room, W.C., landing, three bedrooms, family bathroom, rear garden, off street parking to the front of the property, double glazing and gas heating system. **SOLE AGENTS**

Asking Price £485,000 - Freehold



PORCH

Covered porch leading to:

FRONT DOOR

Giving access through to:

ENTRANCE HALL

Front aspect double glazed window. Picture rail. Radiator.
Understairs storage cupboard. Stairs to the first floor. Wood flooring.

SNUG

4.27m x 3.45m (14'0 x 11'4)

Front aspect double glazed bay window. Coving to ceiling. Working wrought iron fireplace. Wood flooring. Radiator.

KITCHEN/DINING AREA/LOUNGE

5.59m x 5.11m (18'4 x 16'9)

Rear aspect double glazed window and further double glazed french style doors looking onto garden. Vaulted double glazed skylight. 1 1/2 bowl sink unit. Range of wall and base units. Integrated hob with extractor above. Double oven. Recess and plumbing for freestanding fridge freezer. Integrated washing machine and tumble dryer. Concealed wall mounted gas boiler. Wooden flooring. Radiator.

WC

Low flush WC. Wall mounted wash hand basin. Wooden flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Side aspect double glazed window. Loft access with folded wooden stairs with security rail.

BEDROOM ONE

3.96m x 2.82m (13'0 x 9'3)

Measured into the bay and to the front of the wardrobes. Front aspect double glazed bay window. Range of fitted wardrobes. Picture rail. Radiator.

BEDROOM TWO

3.18m x 2.59m (10'5 x 8'6)

Measured to the front of the wardrobes. Rear aspect double glazed window. Range of fitted wardrobes. Picture rail. Radiator. Laminated wood flooring.

BEDROOM THREE

2.11m x 2.01m (6'11 x 6'7)

Rear aspect double glazed window. Radiator. Laminated wood flooring.

BATHROOM

Front aspect double glazed window. Panel enclosed bath with mixer tap and shower attachment. Vanity unit incorporating wash hand basin and storage. Low flush WC. Illuminated wall cabinet. Heated towel rail. Extractor. Tiled walls.

OUTSIDE

FRONT

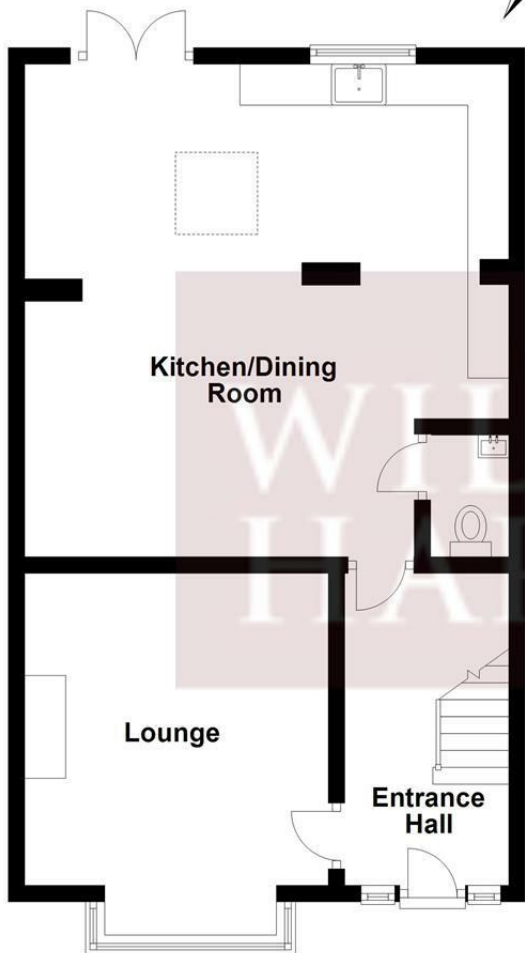
There is off street parking for at least two vehicles.

REAR GARDEN

There is an illuminated decked patio. Lawn area with herbaceous borders, side access and further lighting.



Approx. 58.0 sq. metres (624.6 sq. feet)



Approx. 40.1 sq. metres (431.2 sq. feet)



These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

