

**WILLIAMS  
HARLOW**

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## Norman Road Sutton, Surrey SM1 2TB

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER this TWO BEDROOM semi detached bungalow with off road parking for 3-4 vehicles. The property is located close to West Sutton station, local bus routes, excellent local schools and all the amenities of Sutton town centre. Extension potential subject to planning. SOLE AGENTS, NO ONWARD CHAIN

£425,000 - Freehold



## FRONT DOOR

Giving access through to:

## ENTRANCE HALL

Access to loft with pull down loft ladder. Radiator.

## KITCHEN

Double glazed window to front aspect. Tiled walls. Eye and low level units. Laminate work surfaces. Stainless steel sink drainer. Space for washing machine. Electric hob and electric oven. Breakfast bar area. Larder cupboard housing gas central heating boiler. Double radiator. Tiled flooring.

## LOUNGE

Window to front aspect. Double glazed sliding patio doors to the rear garden. Electric fireplace. Coving. Double radiator.

## BEDROOM ONE

Double glazed window to the rear. Coving. Double radiator. Fitted cupboard housing the hot water tank.

## BEDROOM TWO

Double glazed window to rear aspect. Laminate flooring. Coving. Double radiator.

## FAMILY BATHROOM

Fully tiled walls. Obscured glazed window to the front aspect. Panel bath with overhead shower attachment. Pedestal wash hand basin. Low level WC. Double radiator.

## OUTSIDE

### FRONT

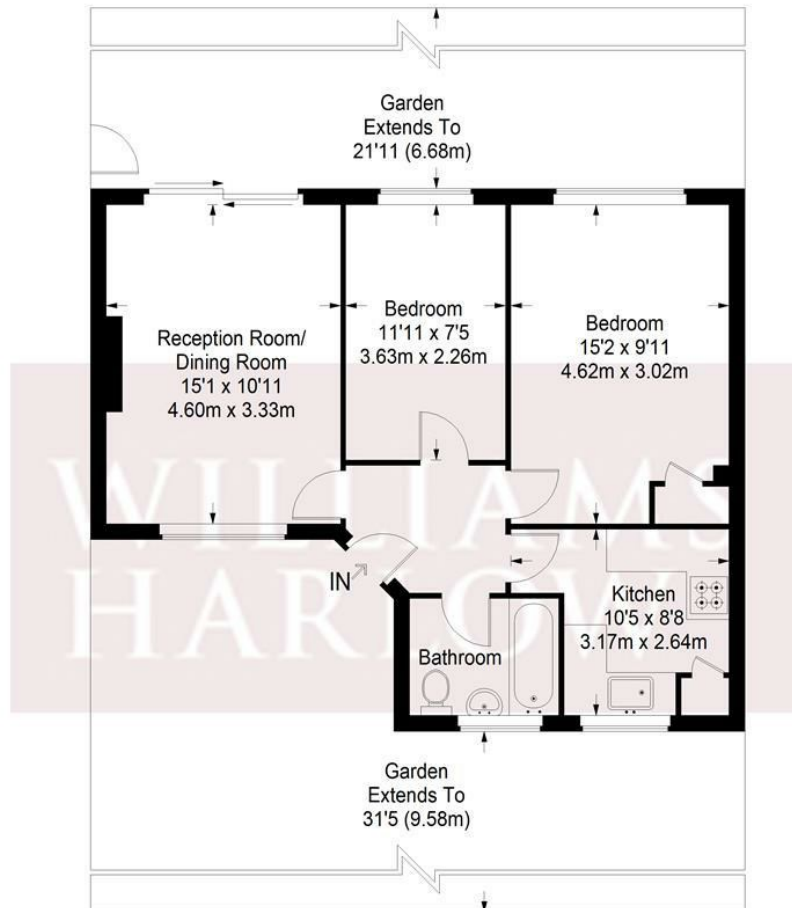
The front garden is laid to lawn and part gravelled area. There is off street parking for 3-4 vehicles.

### REAR GARDEN

There is a paved area and an area laid to shingle. There is a garden shed and useful side access.



## Norman Road



**Ground Floor = 584 sq ft**

Approximate Gross Internal Area  
**GROUND FLOOR = 584 sq ft / 54.25 sq m**  
 Total = 584 sq ft / 54.25 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) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			