

**WILLIAMS
HARLOW**

Cheam Office

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WILLIAMS HARLOW CHEAM ARE PLEASED TO OFFER TO MARKET THIS 3 bedroom semi-detached 1930's home set in an extremely sought after residential road. The property has 2 good size reception rooms which offers flexible accommodation. Outside there is a generous sized rear garden and to the front own driveway for 3 cars. The property is ideally located for local bus routes, schools and within walking distance of Sainsbury's super store.

£700,000 - Freehold



PORCH

Double glazed enclosed porch with leaded light side windows and front door, giving access through to:

There is a patio area with the remainder of the garden mainly laid to lawn, Pergola and two garden sheds. Security light. There is useful side access. Detached workshop/garage but no access through with light and power.

ENTRANCE HALL

Radiator. Beamed ceiling. Coving. Understairs storage cupboard.

DOWNSTAIRS CLOAKROOM

Low level WC. Porthole obscured window. Wash hand basin.

FRONT RECEPTION ROOM

Double glazed bay window to the front. Coving. Radiator.

REAR RECEPTION ROOM

Fireplace feature with ornate wood surround. Extension dining area. Double glazed sliding doors leading onto the garden. Walkway through to:

KITCHEN

Range of eye and low level units. Part tiled walls. 1 1/2 bowl sink drainer. Laminate work surfaces. Single glazed side window. Single glazed rear window. Space for fridge freezer. Fitted oven and microwave.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed side window. Access to loft. Airing cupboard housing gas central heating boiler.

BEDROOM ONE

Fitted wardrobes with sliding mirror doors. Double glazed window to front aspect. Coving. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Fitted wardrobes. Shelving. Radiator.

FAMILY BATHROOM

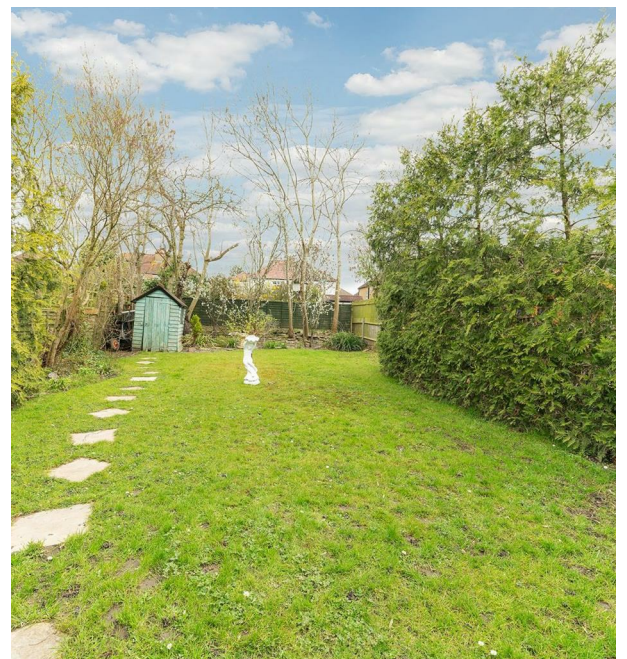
Part tiled walls. Obscured side aspect double glazed window. Walk in shower cubicle. Panel bath with overhead shower attachment. Low level WC. Radiator. Wash hand basin.

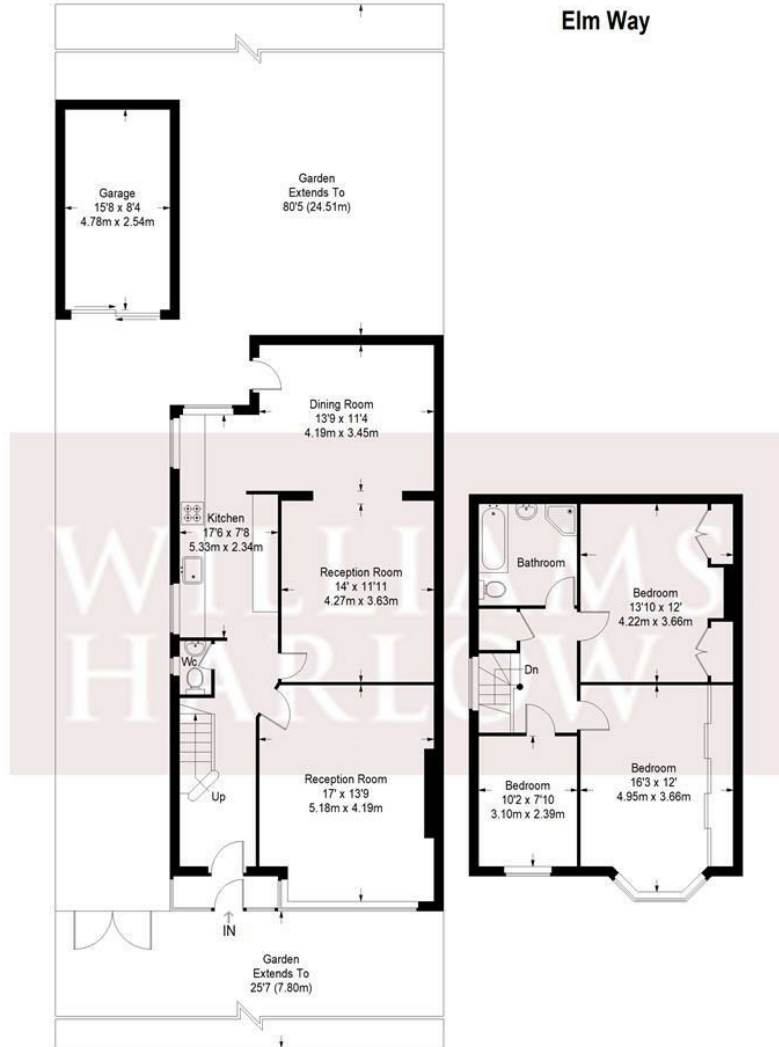
OUTSIDE

FRONT

There is off road parking for approximately three vehicles.

REAR GARDEN





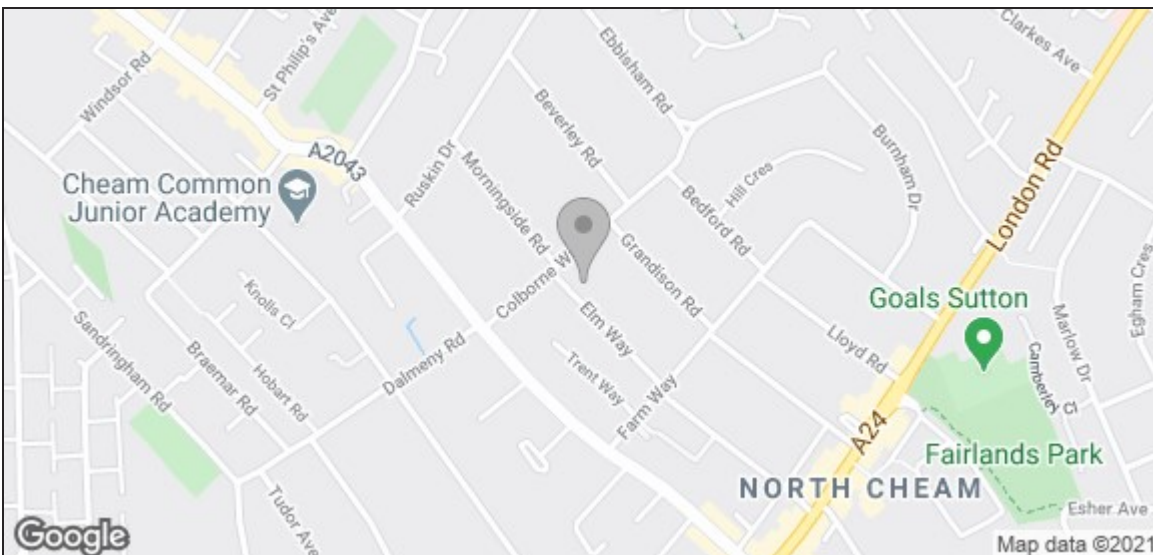
Ground Floor = 847 sq ft

First Floor = 581 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 847 sq ft / 78.69 sq m
FIRST FLOOR = 581 sq ft / 53.97 sq m
GARAGE = 130 sq ft / 12.08 sq m
Total = 1558 sq ft / 144.74 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			75
(69-80) C			
(55-68) D		58	
(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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