

Overton Road Sutton, Surrey SM2 6RB

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER this well presented 3 bedroom town house set in one of Sutton's most sought after locations. This home benefits from flexible accommodation including a downstairs cloakroom, kitchen/breakfast room and further garage. Ideal catchment for the highly reputed Overton Grange school also local bus routes to Sutton Town and mainline station are all within walking distance. Internal viewing highly recommended.

Offers In Excess Of £550,000 - Freehold



ENTRANCE PORCH

Light, gas and electric meter cupboards. Giving access to:

FRONT DOOR

Giving access through to:

ENTRANCE HALL

Coving. Laminate flooring. Door to integral garage. Radiator. Understairs storage cupboard.

DOWNSTAIRS CLOAKROOM

Low level WC. Wash hand basin. Laminate flooring. Extractor fan. Coving. Part tiled walls.

KITCHEN/BREAKFAST ROOM

4.62m x 3.61m (15'2 x 11'10)

Range of eye and low level wooden units. Laminate work surfaces. 1/2 bowl sink unit. Space for double oven. Laminate flooring. Double radiator. Coving. Space fridge freezer. Integrated dishwasher. Tiled walls. Ledged light double glazed window to rear aspect. UPVC double glazed door onto back garden. Downlighters. Breakfast seating area.

FIRST FLOOR ACCOMMODATION

LANDING

Coving.

LOUNGE

5.51m x 3.63m (18'1 x 11'11)

Double glazed bay window to rear aspect. Laminate flooring. Coving. Dado rail. Double radiator.

MASTER BEDROOM

4.75m into bay x 3.84m x 3.63m (15'7 into bay x 12'7 x 11'11)

Double glazed window to front aspect. Fitted wardrobes. Coving. Dado rail. Radiator. Laminate flooring. Door to:

EN-SUITE SHOWER ROOM

Walk in power shower cubicle. Wash hand basin. Coving. Radiator. Tiled walls. Laminate flooring.

SECOND FLOOR ACCOMMODATION

LANDING

Storage area. Airing cupboard. Cupboard housing hot water tank.

BEDROOM TWO

3.78m narrow to 2.24m x 3.63m (12'5 narrow to 7'4 x 11'11)

Double glazed window to the front aspect. Dado rail. Coving. Fitted wardrobe. Separate fitted cupboard.

BEDROOM THREE

4.39m narrow to 3.20m x 3.63m (14'5 narrow to 10'6 x 11'11)

Double glazed window to rear aspect. Fitted wardrobe. Laminate flooring. Coving. Radiator.

FAMILY BATHROOM

Panel bath with shower attachment. Pedestal wash hand basin. Fully tiled walls and low level WC. Radiator. Extractor fan. Access to loft. Tiled flooring.

OUTSIDE

FRONT

There is off street parking for one vehicle in front of the garage.

INTEGRAL GARAGE

Power and light. Wall mounted gas central heating combination boiler. Space and plumbing for washing machine, tumble dryer and fridge freezer.

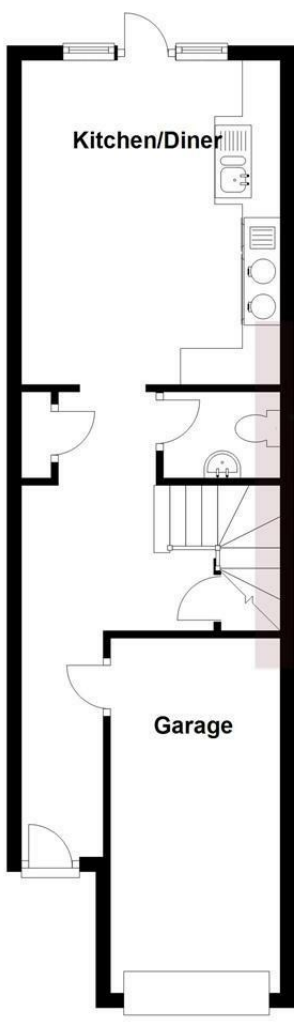
REAR GARDEN

There is a fully paved area. There is a side gate. There are two visitors spaces at the rear car park. Side access. Outside tap and outside security light.



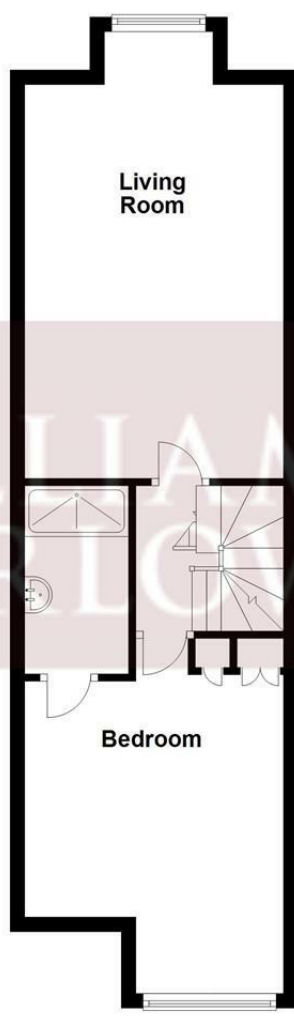
Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



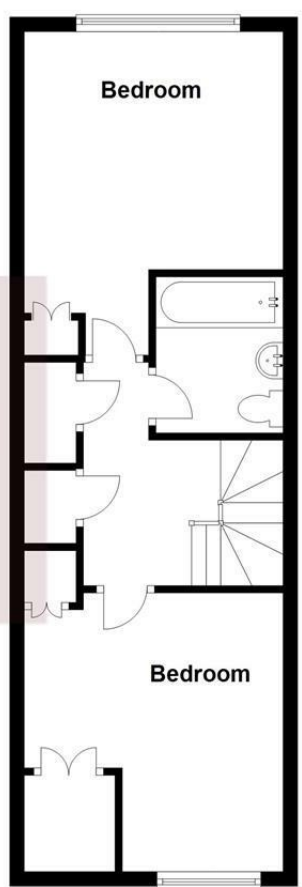
First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Second Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Total area: approx. 129.2 sq. metres (1390.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B		69	
(69-80) C			
(55-68) D			
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			