

**WILLIAMS
HARLOW**

Cheam Office

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Caversham Avenue Sutton, London SM3 9AQ

WILLIAMS HARLOW IN CHEAM ARE PLEASED TO OFFER THIS, well presented 3 bedroom semi-detached home set in a popular residential Cheam location. The property offers flexible accommodation with a front reception area, a rear dining area and extended modern fitted kitchen. The property has a good size rear garden with a summer house/games room at the rear. To the front of the property there is off street parking for two cars. The property is ideally located for Sainsbury's super store, local bus routes to Sutton town centre and in the catchment for the reputable Cheam High School.

£625,000 - Freehold



FRONT DOOR

Part glazed leaded light front door with leaded light windows either side, giving access through to the:

ENTRANCE HALL

Dado rail. Stairs giving access to the first floor.

DOWNSTAIRS WC

Low level WC. Corner wash hand basin. Obscured leaded light window.

RECEPTION ROOM

5.16m x 3.66m (16'11 x 12'0)

Double glazed leaded light bay window to front aspect. Coving and dado rail. Gas Fireplace feature. Radiator

DINING ROOM

3.78m x 3.38m (12'5 x 11'1)

Laminate wood flooring. Leaded light double glazed french doors leading out onto the rear garden. Radiator Open plan to:

KITCHEN AREA

4.47m x 2.67m (14'8 x 8'9)

Fully fitted modern kitchen. Integrated appliances. Electric oven and fitted hob with overhead stainless steel extractor above. Tiled flooring. Double glazed window to the rear. Breakfast bar area.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

5.08m x 3.56m (16'8 x 11'8)

Double glazed leaded light bay window to front aspect. Radiator Fitted wardrobes.

BEDROOM TWO

3.78m x 3.56m (12'5 x 11'8)

Double glazed window to rear aspect. Radiator Fitted wardrobes.

BEDROOM THREE

2.39m x 2.11m (7'10 x 6'11)

Double glazed window to front aspect. Radiator

LUXURY FAMILY BATHROOM

Walk in shower cubicle. Panel bath. Vanity sink unit. Double glazed window. Heated towel rail. Fully tiled walls and floor.

OUTSIDE

FRONT

Mainly laid to block paving providing useful off street parking for two vehicles.

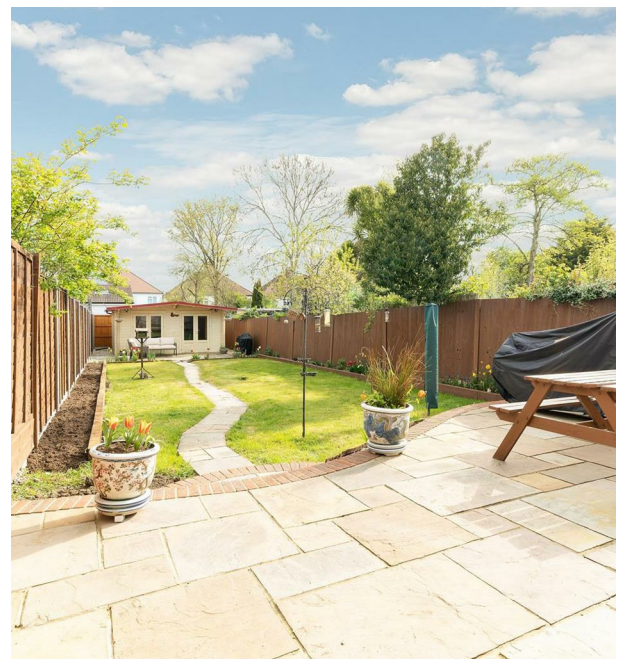
REAR GARDEN

There is a well laid patio area immediately to the rear, a couple of steps down gives access to the remainder of the garden which is mainly laid to level lawn with flower/shrub borders either side and a central pathway leading to:

SUMMER HOUSE/GAMES ROOM

4.62m x 3.10m (15'2 x 10'2)

Located at the rear of the garden.



**Caversham Avenue,
Cheam**

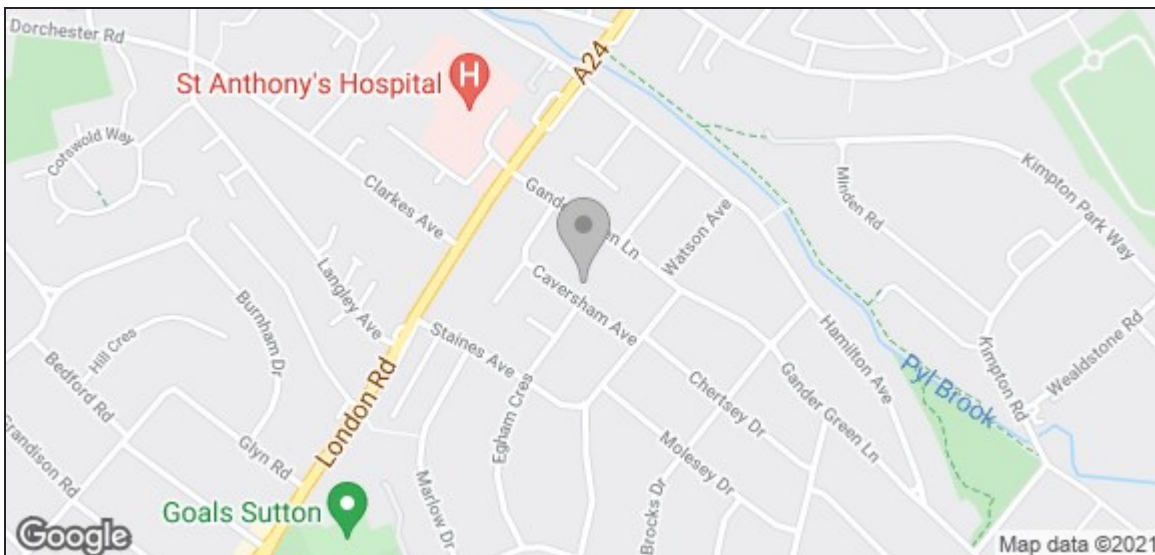


Ground Floor = 546 sq ft

First Floor = 503 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 546 sq ft / 50.72 sq m
 FIRST FLOOR = 503 sq ft / 46.73 sq m
 SUMMER HOUSE = 164 sq ft / 15.24 sq m
 Total = 1213 sq ft / 112.69 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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			87
(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			
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