

## Old Barn Close Sutton, Surrey SM2 7BH

WILLIAMS HARLOW ESTATE AGENTS IN CHEAM ARE PLEASED TO OFFER this 3 bedroom bungalow is situated on a quiet cul-de-sac. The property consists of an open plan kitchen diner with access on to the private rear garden, a front reception room with feature fireplace, three good sized bedrooms with the master benefiting from built in storage. Off street parking for two cars, garage and outside storage. The property sits on the edge of Cheam Village which boasts excellent transport links direct into London. Fantastic local schools such as Cuddington Croft and Nonsuch Girls School along with an array of shops and restaurants.

Offers In Excess Of £695,000 - Freehold



## FRONT DOOR

With outside light, giving access through to:

## ENTRANCE HALL

2 x Double glazed side windows. Double radiator. Laminate lino flooring. Coving. Turning into inner lobby area. Loft access.

## FRONT RECEPTION ROOM

5.16m x 3.48m (16'11 x 11'5)

Front aspect double glazed windows. Double radiator. Stain glass porthole style window. Coving. Shelving area.

## 'L' SHAPED KITCHEN/DINING ROOM

8.00m x 6.27m maximum (26'3 x 20'7 maximum)

## KITCHEN AREA

Range of eye and low level units. 1 1/2 bowl sink unit. Glass front units as well. Laminate work surfaces. Fitted gas hob with extractor above. Fitted electric double oven. Space for double fridge freezer. Space for dishwasher. Space and plumbing for washing machine. Cupboard housing gas central heating combination boiler. Skylight. Leading to:

## DINING AREA

Side aspect double glazed french doors onto garden and another set of double glazed french doors onto the garden. Double glazed window. Double radiator. Coving.

## BEDROOM ONE

3.78m x 3.48m (12'5 x 11'5)

Front aspect double glazed window. Double radiator. Coving. Fitted wardrobes and fitted bedside cabinet.

## BEDROOM TWO

3.45m x 2.74m (11'4 x 9'0)

Rear aspect double glazed window. Double radiator. Coving.

## BEDROOM THREE/STUDY

2.62m x 2.44m (8'7 x 8'0)

Rear aspect double glazed window. Coving. Radiator.

## FAMILY BATHROOM

Rear aspect frosted double glazed window. Corner bath. Walk in shower cubicle with power shower. Vanity hand basin. Radiator. Laminate flooring. Coving. Part tiled walls.

## SEPARATE WC

Frosted double glazed window. WC. Radiator. Coving.

## OUTSIDE

## FRONT

To the front there is a shingle driveway providing off street parking for two cars leading to the garage. There is also a front lawn area with mature trees and hedges.

## DETACHED GARAGE

2.51m x 2.44m (8'3 x 8'0)

There is a workshop area to the rear of the garage.

## WORKSHOP

2.74m x 2.51m (9'0 x 8'3)

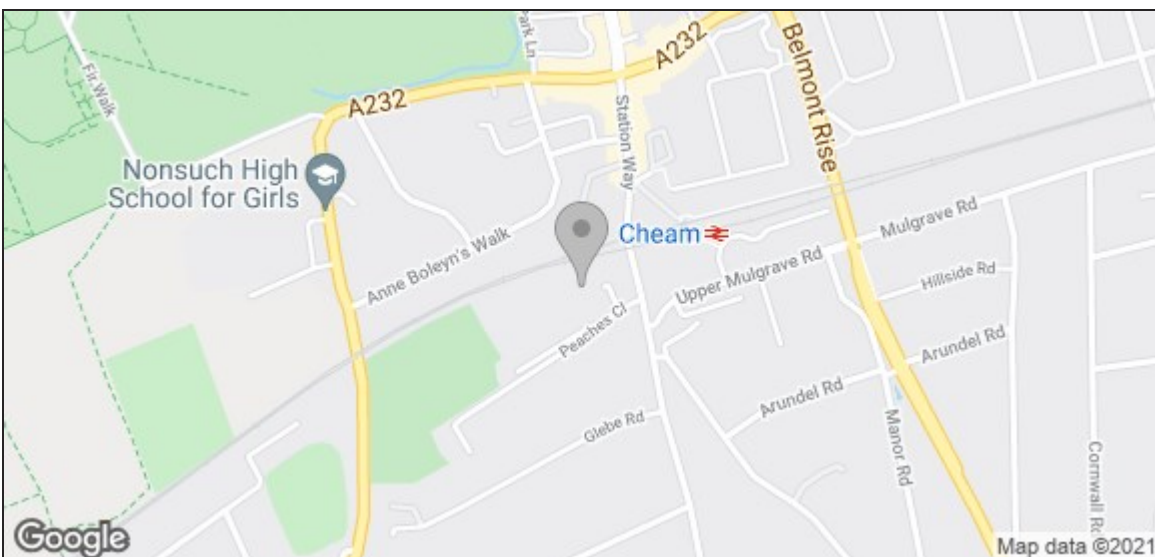
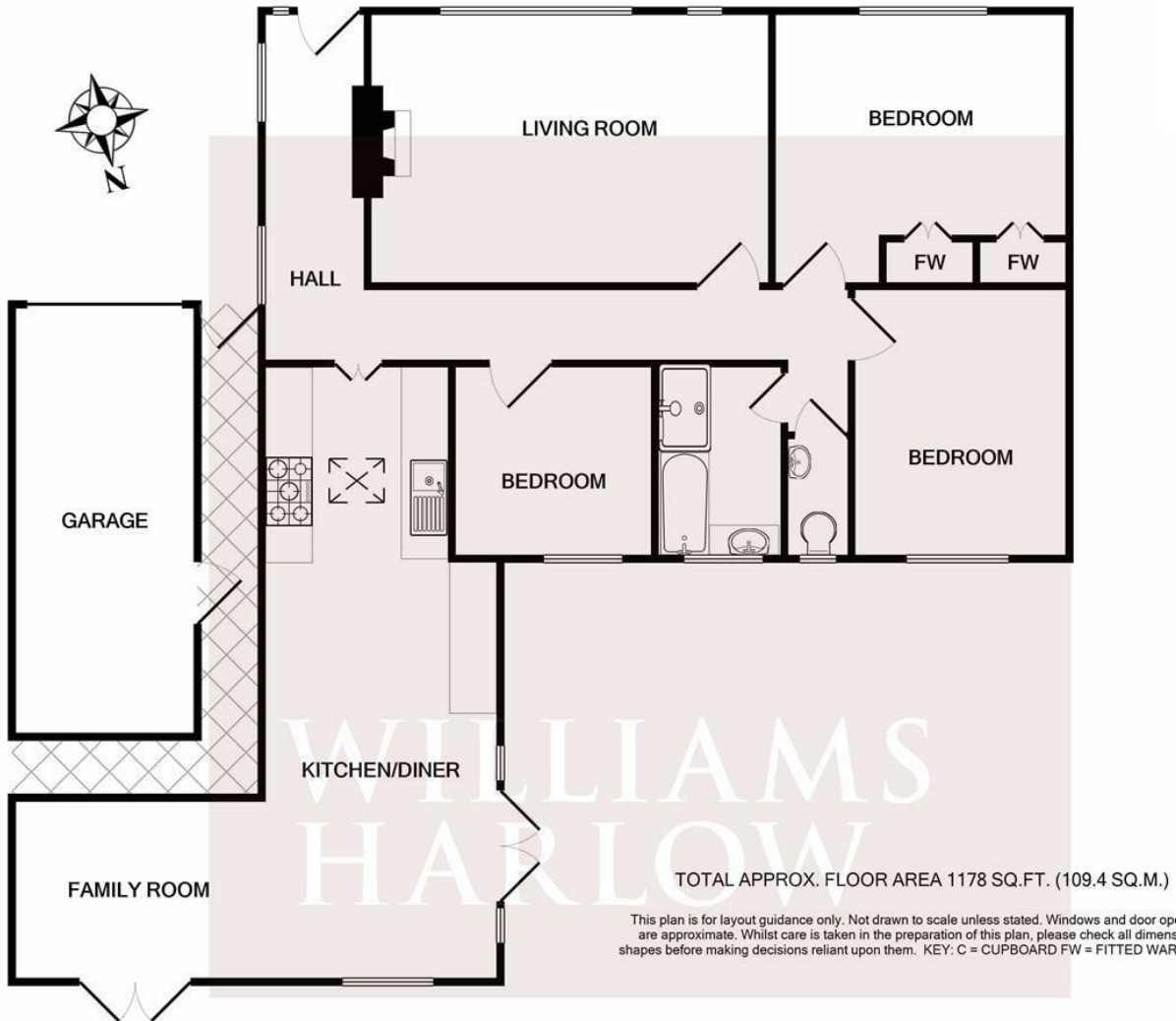
Located at the rear of the garage.

## REAR GARDEN

22.25m x 14.76m approximately (73'0 x 48'5 approximately)

The rear garden is part paved and mainly laid to lawn with an array of mature trees and shrubs. There is a greenhouse and shed. Useful side access, outside light and outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		54	65
(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>		49	61
(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	