

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW ESTATE AGENTS IN CHEAM ARE PLEASED TO OFFER this beautifully presented two bedroom extended property ideally located in this ever popular residential road off of Worcester Park High Street. It is conveniently placed for local well-performing schools and nurseries, close to the high street as well as good bus routes and the mainline station (zone 4). It has a beautifully landscaped private rear garden and garage which would make it an ideal home for a family, first time buyers or investors

£430,000 - Freehold



FRONT DOOR

Double glazed door leading on to:-

ENTRANCE HALL

Radiator. Wood effect laminate flooring.

FRONT RECEPTION

3.51m x 3.20m (11'6 x 10'6)

Front aspect double glazed window. Modern fireplace with working gas effect fire. Built in low level cupboard.

KITCHEN

4.32m x 2.29m (14'2 x 7'6)

High and low level kitchen units. Granite worktops. Built in electric oven and hob. Granite worktops. Space for fridge freezer. Space for washing machine and tumble dryer. Fully tiled walls. Wood effect laminate flooring. Built in full length cupboards. Inset lights.

Leading open plan to :-

DINNING ROOM/LIVING ROOM

3.05m x 3.00m (10'0 x 9'10)

Double glazed patio doors leading directly onto the garden.

Radiator

FIRST FLOOR ACCOMMODATION

LANDING

Loft access.

BEDROOM ONE

4.32m x 2.59m (14'2 x 8'6)

Front aspect double glazed window. Radiator. Built in wardrobe.

BEDROOM TWO

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

Rear aspect double glazed window. Radiator. Built in wardrobes.

BATHROOM

Rear aspect frosted double glazed window. Heated towel rail. Low level WC. Panel bath with overhead shower and bifold screen.

Pedestal wash hand basin.

OUTSIDE

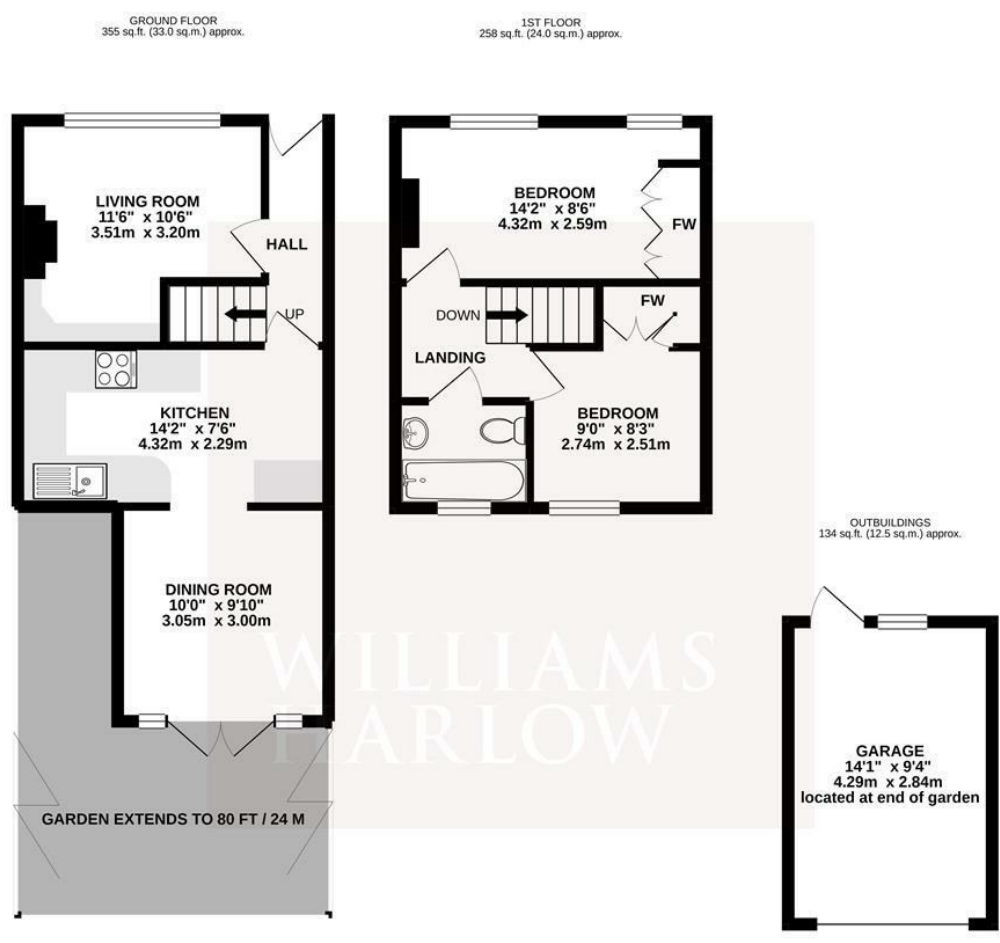
FRONT

Drive providing off street parking.

REAR GARDEN

Mainly laid to lawn leading down to garage.





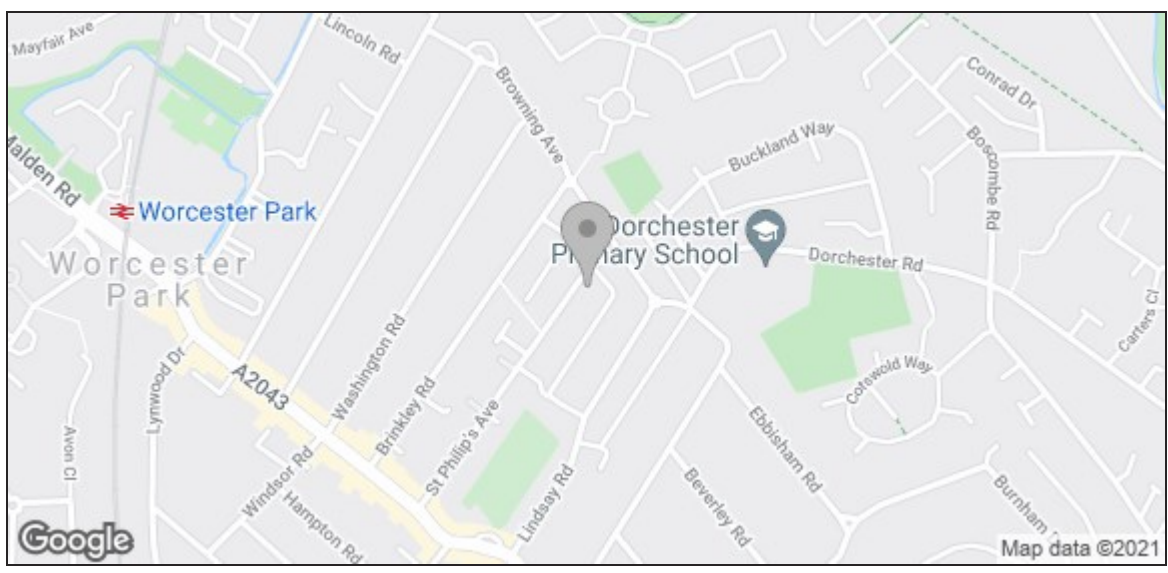
TOTAL SQ.FT./SQ.M INCLUDES GARAGE
TOTAL APPROXIMATE FLOOR AREA 747 SQ.FT. (69.4 SQ.M.)

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			