

Nova Mews Sutton, Surrey SM3 9HY

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER this 2 bedroom terraced home set in a cul-de-sac location. The property benefits an open plan reception and a fully fitted kitchen/breakfast room leading onto the private courtyard/garden. Upstairs there are 2 double bedrooms and a family bathroom, outside there is a detached garage. The property is a short walk to Asda supermarket and local shops with bus routes direct to Morden underground for the convenient northern line. The property is also in the catchment for reputable local junior schools and Glenthorne High school.

Offers In Excess Of £375,000 - Freehold



FRONT DOOR

Double glazed front door, giving access through to:

LOUNGE/DINING ROOM

7.01m x 3.89m (23'0 x 12'9)

Laminate flooring. Double glazed bay window to front aspect.

Radiator. Fitted cupboard housing gas meter. Coving. Downlighters.

KITCHEN

3.91m x 2.74m (12'10 x 9'0)

Range of eye and low level units. Laminate work tops. Space for oven and extractor fan above. Tiled flooring. Spaces for washing machine, dishwasher and fridge freezer. Stainless steel sink drainer.

Double glazed back door to the garden. Radiator. Underlighting under units. Cupboard housing combination boiler (approximately 1 year old).

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft.

BEDROOM ONE

3.43m x 3.35m (11'3 x 11'0)

Measured to the wardrobes. Double glazed window to front aspect.

Double radiator. Coving. Downlighters.

BEDROOM TWO

2.84m x 3.28m (9'4 x 10'9)

Measured to mirror fronted sliding door fitted wardrobes. Double glazed window to rear aspect. Downlighters. Coving. Double radiator.

FAMILY BATHROOM

Panel bath with overhead electric shower. Low level WC. Pedestal wash hand basin. Fully tiled walls. Radiator. Extractor.

OUTSIDE

FRONT

There is a detached garage and front garden area with flower beds and hedging and a pathway giving access to the property's front door.

REAR GARDEN

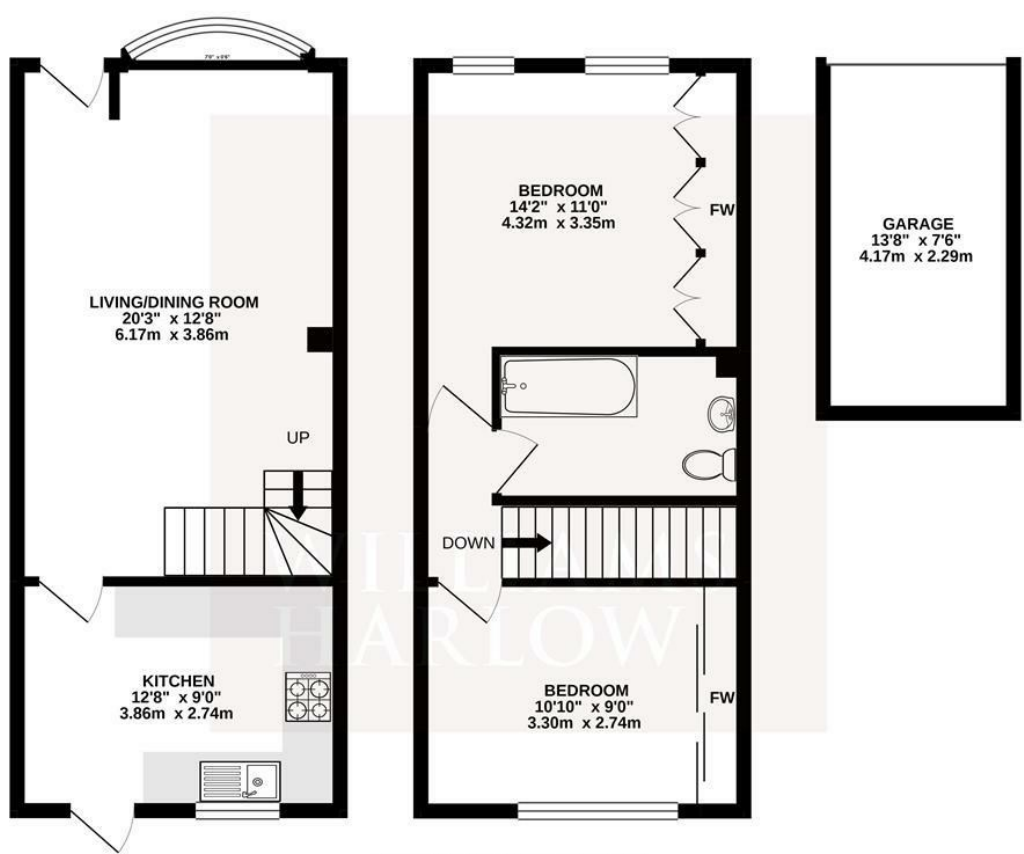
The rear is mainly paved and gravel with flower beds.



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.

OUTBUILDINGS
102 sq.ft. (9.5 sq.m.) approx.



TOTAL SQ.FT./SQ.M INCLUDES GARAGE

TOTAL APPROXIMATE FLOOR AREA 849 SQ.FT. (78.9 SQ.M.)

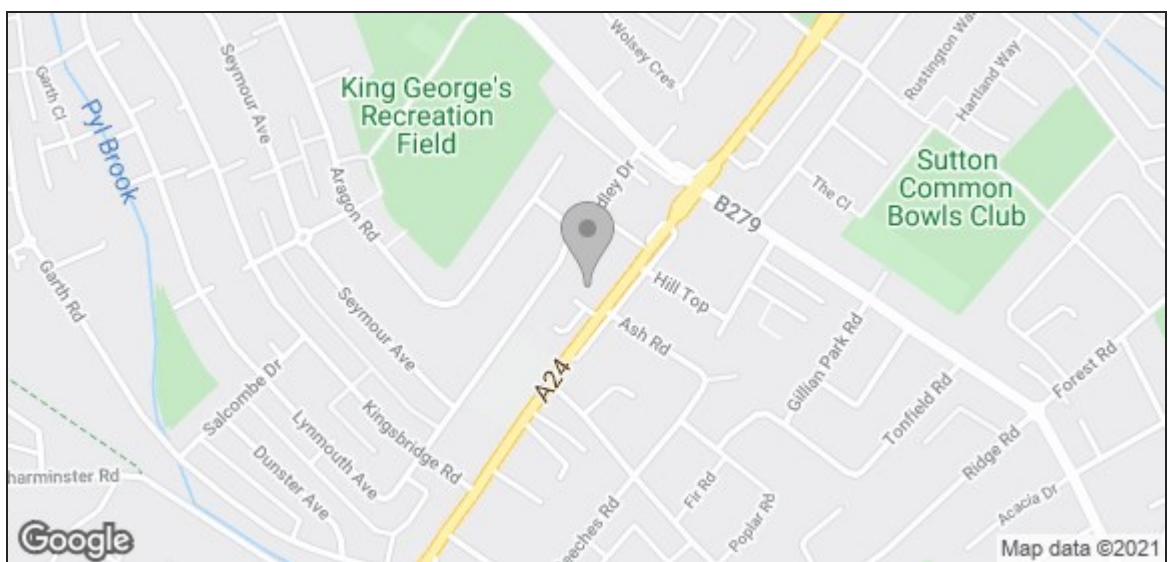
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KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		77	
(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			91
(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			