



Alberta Avenue, Sutton, SM1 2LJ
£2,800 PCM Unfurnished

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**WILLIAMS
HARLOW**

T&PAVING LTD
Tarmac paving services
07700 0000 0770 7299
07700 07700 0770 0000
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WILLIAMS HARLOW ARE EXCITED TO BRING THIS FOUR BEDROOM FAMILY HOME TO THE MARKET. Situated on a tree-lined residential road close to the centre of Cheam Village, the house has been extended to provide perfectly for family life. There is a large open-plan kitchen-diner, separate reception room and WC downstairs, with four double bedrooms and a family bathroom on the first floor. Further benefits include off-street parking and a two tier rear garden with garden room. Available immediately on an unfurnished basis.

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





Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,

SM3 8BH

ALBERTA AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1421 SQ FT - 131.98 SQ M
(EXCLUDING OPEN GARDEN ROOM & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OPEN GARDEN ROOM: 98 SQ FT - 9.12 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 227 SQ FT - 21.12 SQ M

lettings@williamsharlow.co.uk

www.williamsharlow.co.uk



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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**WILLIAMS
HARLOW**