

Beechmore Gardens

Sutton, SM3 9AJ

WILLIAMS HARLOW ARE PROUD TO BRING THIS TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE TO THE MARKET. Situated on a residential cul-de-sac, located close to Cheam Village and all its amenities, transport links and green areas. Consisting of two double bedrooms, a modern bathroom, a spacious reception room and good-size kitchen. Further benefits include gas central heating, double glazing, garden and is available at the beginning of February on an part/un-furnished basis.

£1,850 PCM Part furnished



ENTRANCE

Private side entrance

STAIRCASE

Carpeted and leading from front door to

HALLWAY

Providing access to all room

BEDROOM ONE

Double size with double-glazed windows overlooking the front garden

BEDROOM TWO

Double size with double-glazed windows overlooking the front garden

RECEPTION ROOM

Double glazed windows over-looking the rear garden

KITCHEN

Knee and eye-level units along two walls with all integrated appliances

BATHROOM

Large shower cubicle, WC and hand-basin. Fully tiled.

OUTSIDE

Car parking is on the roadside and there is a rear garden with the property.

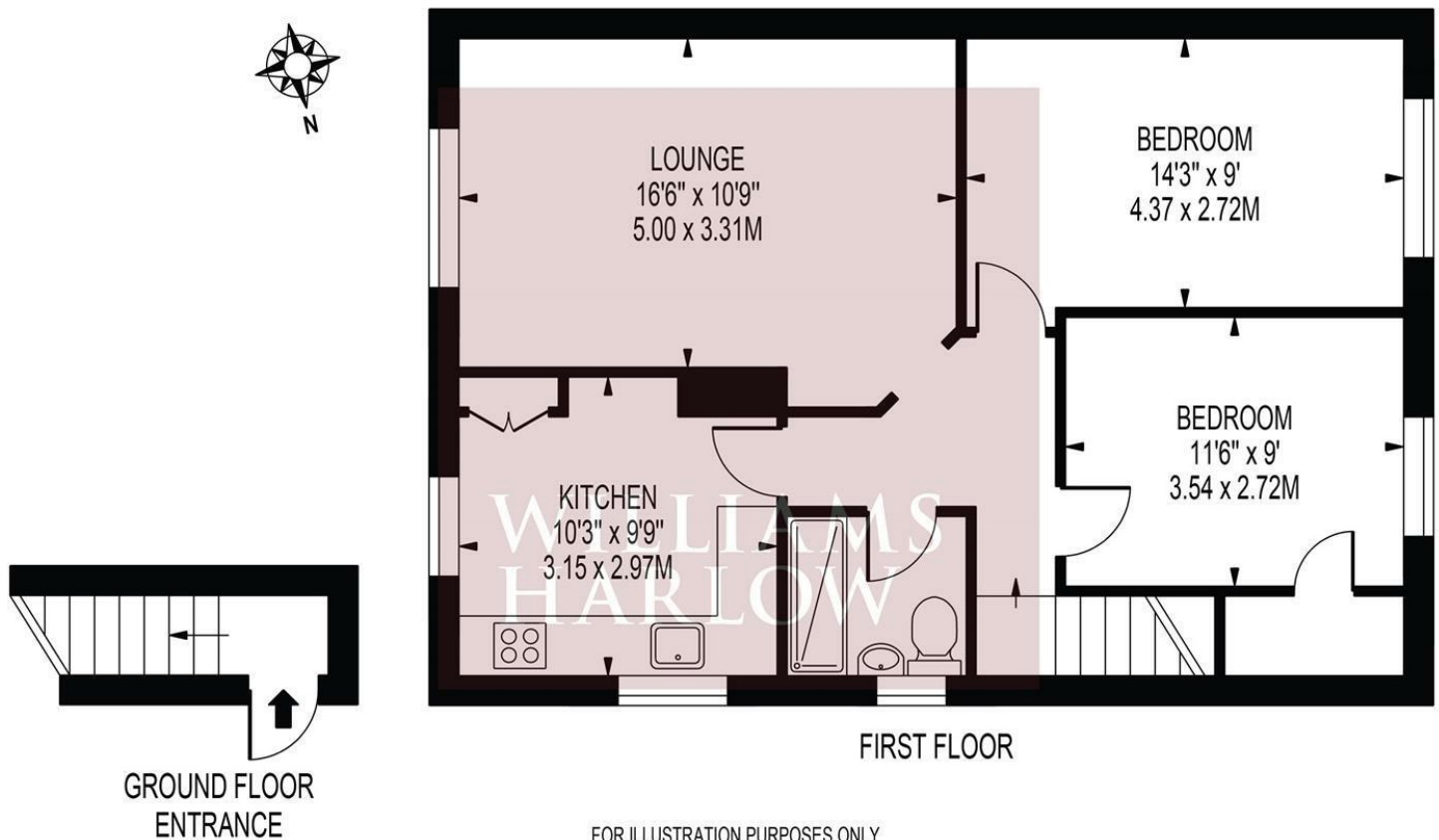
COUNCIL TAX

Council Tax Band C (£1,925.49) 2024 / 25

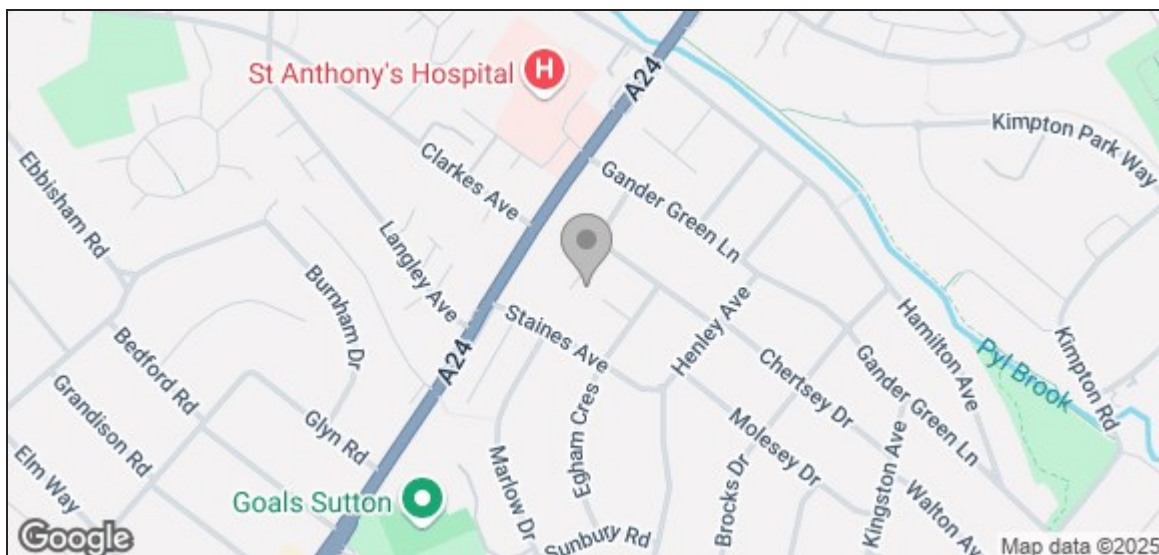


BEECHMORE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 679 SQ FT - 63.08 SQ M



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.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	79
EU Directive 2002/91/EC		