



Furzedown Road, South Sutton, SM2 5QF  
Guide Price £875,000 - Freehold



**WILLIAMS  
HARLOW**



Williams Harlow Cheam – A charming detached house located upon a sought after Belmont Road. Tucked away and relaxed, its excellent for Harris Academy, Seaton House and the Royal Marsden specialist hospital. Trains and buses from Belmont Village are within a 10 min walk and the rolling downland is just across the way. Excellent family house to enjoy for many years to come.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## The Property

Four sizable bedrooms, three reception rooms, kitchen, entrance hall with preceding porch and two bath/shower rooms make up the accommodation on offer. The attached garage is double length and runs along the side of building. The décor is homely and comfortable which could be enjoyed as is or decorated to suit.

## Outdoor Space

With parking for at least two cars to the front driveway and a glorious red robin hedge the frontage is very handsome and practical. The rear garden, inspirationally viewed from the conservatory, is mature and pretty. There is hardstanding for the table and chairs, sheds and storage.

## The Area

Extra supportive of modern family life, amenities on hand include; schools, transport, shops and outdoor interests. You're within a short distance of some of the most sought after local schools which include Barrow Hedges/Avenue Road/Harris, Carshalton beeches train station provide services into London Victoria, the mini high-street just down the road offers convenience whilst Sutton town centre the choice of shops and you are surrounded by outdoor pursuits such as bridle paths, down land and golf courses. Sporty types will relish the many tennis clubs, fitness clubs and sporting grounds dotted around. Sutton and its surrounds offer everything you need.

## Vendor Thoughts

"The time to downsize has come and as much as I am comfortable here, I no longer need the size of this property inside and out"

## Why You Should View

An easy sell, this nest from which your family will be well placed and will grow accordingly with so many local amenities on hand, will serve everything you realistically need on a daily basis. Access to road rail and bus networks, outdoor pursuits such as riding walking and sport, shops restaurants and markets are all easily reached and enjoyed.

## Features

Four Bedrooms - Three Reception Rooms - Driveway - Double Length Garage - Two Bath Shower Rooms - Handsome frontage - Mature Rear Garden

## Benefits

Close To Downland - Close to Bridle Paths - Close to Golf Courses - Close To Rail and Road Networks - Close to Harris, Avenue Road, Seaton House Schools - Parking - Close to Shops - Close to Royal Marsden

## Local Schools

The Avenue – Mixed State – Ages 3 – 11  
Barrow Hedges – Mixed State – Ages 3 – 11  
Harris – Mixed Academy – Ages 11 – 19  
Seaton House – Mixed Fee Paying – 2 – 11  
Devonshire – Mixed – 3 – 11

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
Belmont Trains Station – London Victoria circa 50 mins.  
Buses -  
80 - Belmont Via Sutton to Morden Tube.  
164 - Sutton to Wimbledon  
280 - St Georges Tooting to Belmont Via Sutton  
N44 - Trafalgar Sq to Sutton  
S1 - Banstead to Mitcham via St Helier Hospital  
S2 - Epsom to St Helier  
S3 - Belmont to New Malden Via Sutton  
S4 - Purley Way to Sutton Via Wallington

## EPC AND COUNCIL TAX

D AND F

## Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

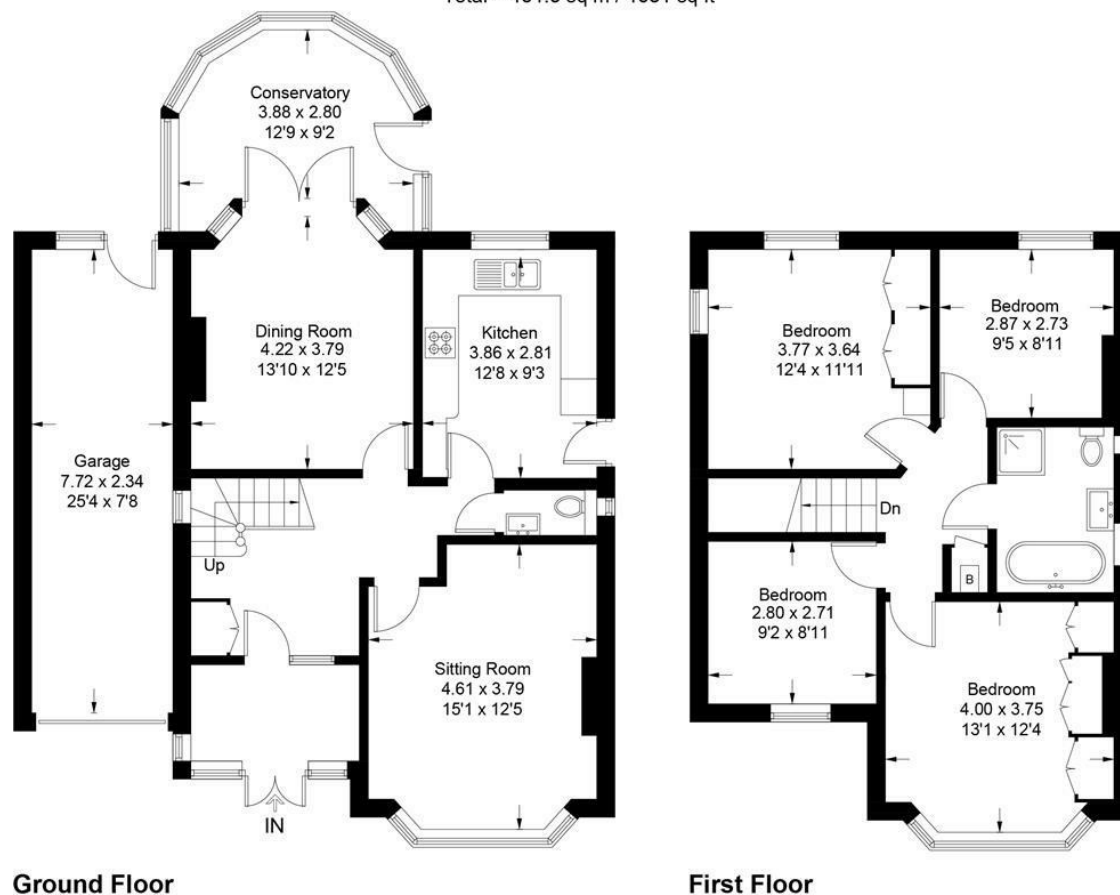
[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft

Garage = 18.2 sq m / 196 sq ft

Total = 151.5 sq m / 1631 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1191699)

