



Albion Road, South Sutton,
Offers In Excess Of £750,000 - Freehold

**WILLIAMS
HARLOW**



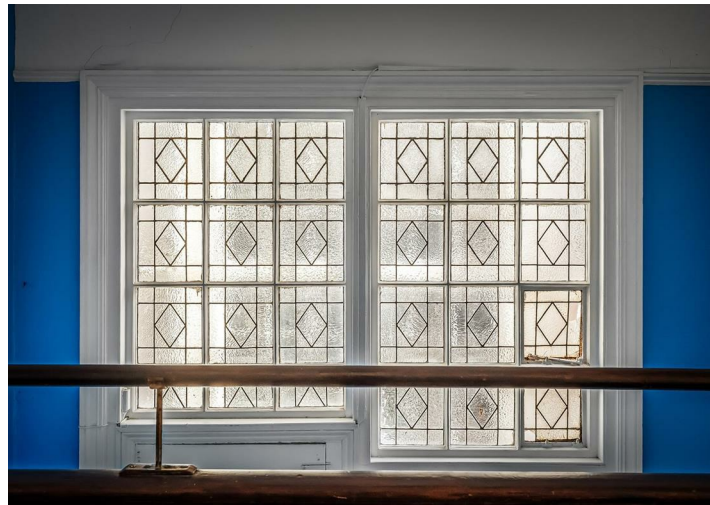
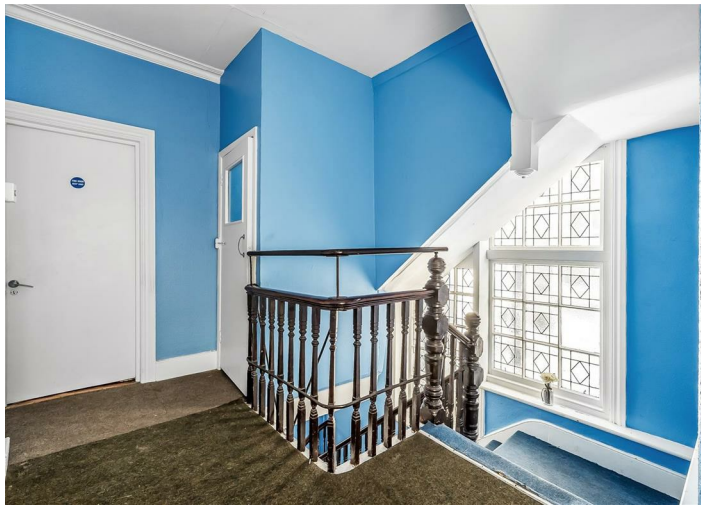
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Williams Harlow Cheam – An out and out refurbishment project. This large period semi detached house is a gem waiting to be reimagined. Found within a sought after South Sutton Road close to transport, town centre and tennis clubs, the location is perfect blend of laid back convenience. Offered without an onward chain.

The Property

Having been originally built as a glamorous family home and then converted into bed sits a generation ago, the next cycle awaits. Each room cubically spacious with high ceilings and the accommodation includes six bedrooms, two bathrooms, three reception rooms, kitchen, hallway, ground floor lavatory, cellar and store rooms. Most upper floor rooms have plumbing for water inlets. The accommodation measures near 2900 sq ft but its important to check any lenders requirements prior to interest as the property is a complete refurb.

Outdoor Space

A south facing rear garden measures circa 90ft. The front garden/driveway requires landscaping but will house three vehicles.

The Local Area

Located in South Sutton, with Sutton town centre and Belmont Village a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances.

Why You Should View

This isn't for the faint hearted with lots of work required but the outcome will reward the effort. Opportunities like this used be more common, sadly not so now and you must act quickly and decisively for success.

Vendor Thoughts

"We think its offers the chance to turn into flats or return to its original family intention"

Features

- Six Bedrooms - 2876 Sq Ft - Semi Detached - Period Architecture - Cellar - Two Bathrooms - Three Reception Rooms - Large Hallway

Benefits

- No Onward Chain - Potential to Modernise - Potential for HMO - Potential for Family Home - South Facing Rear Garden - Close to Harris Academy - Close to Transport - Close to Sutton Town Centre

Local Transport

Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton Circa 32 mins) to Epsom (Circa 10 mins) and Horsham (Circa 47 mins). Thames Link Sutton to St Albans via City (Cira 44 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

S3 - Belmont to New Malden Via Sutton

Local Schools

Sutton High - Fee Paying - Ages 3 - 18

Cheam High - State - 11 - 19

Cuddington Croft - State - 3 - 11

Avenue - State - 3 - 11

Nonsuch Girls - Grammar - 11 - 19

Glynn - Boys State - 11 - 18

Sutton Grammar- 11-19

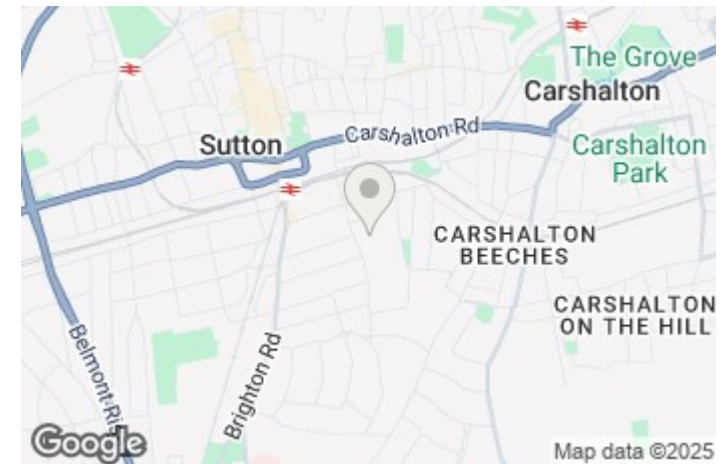
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Why Williams Harlow

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.

Approximate Gross Internal Area = 250.9 sq m / 2701 sq ft

Cellar = 16.3 sq m / 175 sq ft

Total = 267.2 sq m / 2876 sq ft



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

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. (ID1254085)

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