



Wellfield Gardens, Carshalton Beeches,  
Guide Price £1,100,000 - Freehold

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Williams Harlow Cheam - A fine executive home located within the leafy commuter belt of Surrey and Greater London, boasting five bedrooms, three bath/shower rooms and a flowing interior full of natural light. The house is very handsome and effortlessly offers character in a modern build which isn't easy to do. The surrounding setting is surprising; semi-rural with bustling Sutton town centre a short drive away and smallholding fields a brief walk away; it is a wonderful mix of both. Offered without an onward chain, its a fab opportunity to put down generational roots and watch the family thrive. View now.

## The Property

A most handsome house; the building has a wide frontage with garage to side. Once inside, the house flows between rooms and takes advantage of the modern build. The large hallway welcomes you in, whilst the home study is sizable and would make an ideal den or library and the cloakroom provides convenience for the younger family and guests. Further reception rooms work well together and include large lounge, conservatory, dining room, breakfast room. The kitchen is spacious and offers a sperate utility room. The first floor includes five bedrooms with three supporting bath/shower rooms. The property leaves space for updating but is perfectly liveable whilst you work out plans.

## Outdoor Space

Approaching the house via the wide approach on to the driveway, one notices the ample space for parking and the double garage attached to the side of the house (it is relevant to note that it may be possible to extend above the garage if a larger first floor were required, subject of course to planning permission and covenants). The garden is very pretty and private.

## The Area

Wellfield Gardens is as it sounds; an exclusive cul-de-sac with a picturesque access road that branches off to pockets of large detached houses. With horse paddocks to one side, the Greater London setting makes working in and around London

less stressful and is a delight to return to. Trains from Carshalton Beeches offer services into London Victoria and London Bridge. Local amenities include golf courses, bridle paths, downland and of course, being Greater London, you are never far from a local high street or a larger shopping centre.

## Why You View

Carshalton Beeches is a highly regarded area which is not well known outside the local vicinity. With good schooling, transport into London Victoria and London Bridge and leafy wide roads, the area attracts families and looks and feels affluent. This house is keenly priced to sell and ready to view via Williams Harlow.

## Vendor Thoughts

"As my parents home, it was important the house performed without much ongoing maintenance but offered character, which is rare in newer homes. Sadly we now enter market without an onward chain and hope the next owner enjoys the property as much as our family had"

## Features

Five Bedrooms - Three bathrooms - Five Reception Rooms - Separate Utility Room - Garage to Side - Cloakroom - Large Hallway - Driveway - Private Rear Garden

## Benefits

Close to Barrow Hedges School - Close to Trains Station - Extremely Pretty Setting - Chance to Update - No Onward Chain -

## Local Schools

Oaks Park High School State School Ofsted: Good 0.2 miles  
Barrow Hedges Primary School State School Ofsted: Outstanding 0.3 miles  
Stanley Park Infants School State School Ofsted: Good 0.6 miles

## Local Transport

Carshalton Beeches Station 0.7 miles  
Sutton (Surrey) Station 1.2 miles

Belmont Station 1.2 miles

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 (Circa 44 Mins).

## EPC AND COUNCIL TAX

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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.





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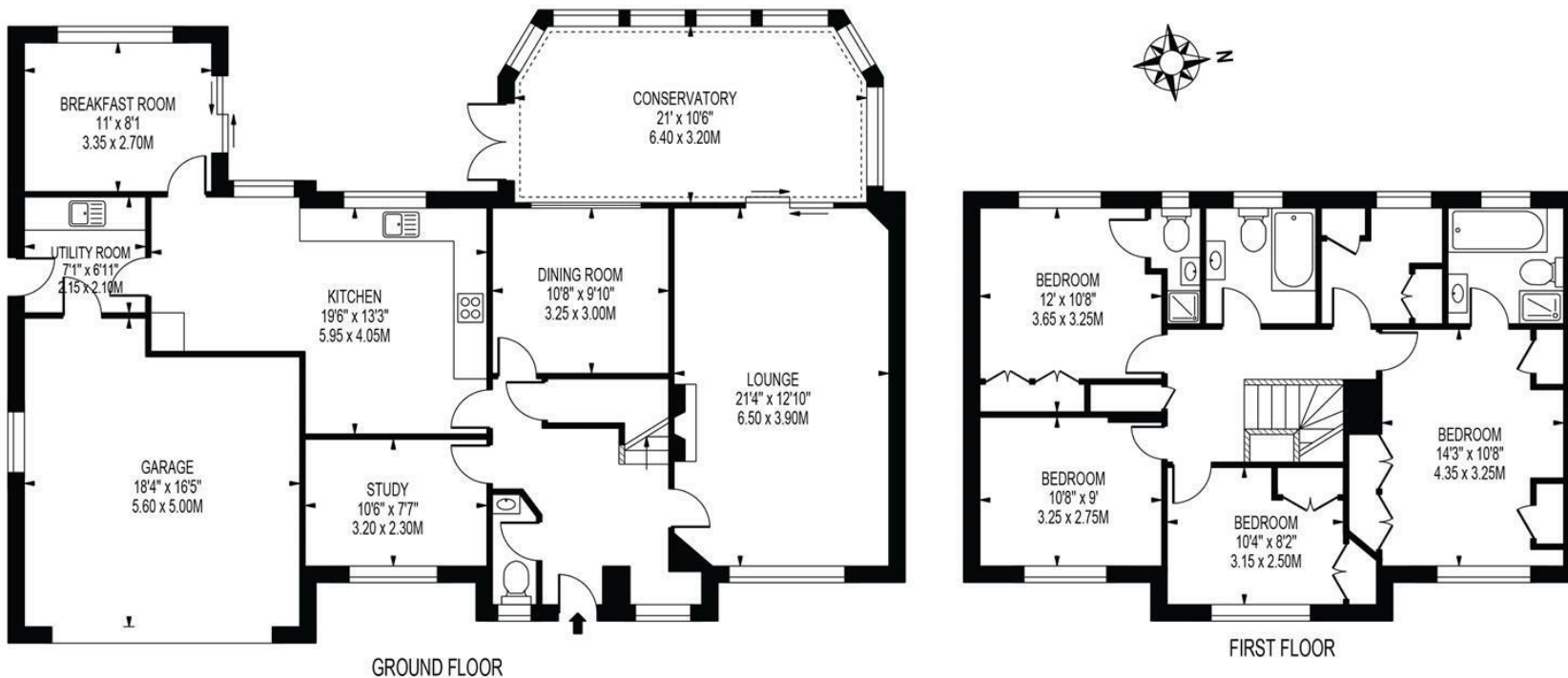
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## WELLFIELD GARDENS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2290 SQ FT - 212.73 SQ M

(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 280 SQ FT - 26.04 SQ M



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. 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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