



Western Road, Sutton, Surrey
Guide Price £750,000 - Freehold

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-  2

**WILLIAMS
HARLOW**









Williams Harlow Cheam – An exceptionally spacious family home, found within a highly desirable central Sutton spot. Within walking distance of Homefield and Sutton High Schools, Sutton town centre and a choice of train stations, the immediate convenience and reason for its desirability to the whole family are clear. Offering nearly 1450 sq ft of internal accommodation and a layout to maximise modern living, we highly recommend your viewing. The property is also offered chain free, a bonus in today's market.

The Property

The Property – Modern, spacious and impressive. The ground floor provides the all-important kitchen family room that every modern family wants to buy or create. Big bi-fold doors bring the summer into the house and the party outside. The separate utility room is one of those practical rooms which you don't know you need until you have one. Should you seek a different vibe or somewhere to kick back and read or watch T.V the separate lounge is perfect. A spacious entrance hall and downstairs cloakroom complete the downstairs space, with original parquet flooring throughout. The upper floors include four spacious bedrooms and two bathrooms. There's also a huge boarded loft space providing invaluable storage. The décor is modern throughout and it's a move in option.

Outdoor Space

Outdoor Space – The large driveway to the front of the house has off-street parking for two vehicles, a particular bonus in this area. The storm porch provides additional storage space for outdoor gear. To the rear of the house, the sunny south facing garden measuring circa 50 ft. is low maintenance and private; with the benefit of a large modern storage shed.

The Area

The Area – The house is located in the sought after St James Road area of Sutton known for its wide tree lined avenues and older architecture, and there are still lots of ornate period houses in sight. The exact location is close enough to the central hub of Sutton to be convenient but just far enough to be peaceful. Sutton town centre is a 5 minute walk away, with

its cinemas, shops and bars, and the occupiers will have the choice of two train stations and several main lines into Central London, with trains to Victoria, London Bridge, Blackfriars and Kings Cross/St Pancras. There are lots of outstanding state and independent schools nearby, for both primary and secondary aged children. Lastly the area is great for wellbeing amenities with fitness centres, parks and sports grounds, as well as local tennis, football and cricket clubs all within 5 minutes walk of the property.

Why You Should View

– Excellently located, spacious accommodation and who doesn't want a kitchen family room and a second bathroom!

Pointers

Pointers: - Four Bedrooms - 2 bathrooms and additional WC - Huge Kitchen Family Room - Separate lounge - Original parquet flooring - Walking Distance to Several Train Stns – South Facing Rear Garden - Close to Sutton Town Centre - Driveway with parking for 2 cars - Close to Homefield and Sutton High - local tennis, cricket and football clubs for all the family - EPC D - Council Tax D - NO CHAIN!

Local Schools:

Robin Hood/Manor Park - State- Mixed - Ages 5 - 11
Homefield Prep - Fee - Boys - 3 - 13
Sutton High - Girls - Fee - 3 - 18
Nonsuch - Girls - Grammar - 11 - 19
Sutton Grammar - Grammar - 11 - 19
Cheam High - Mixed - State - 11 - 19
Glenthorne - Mixed - State - 11-19
Overton - Mixed - State 11-19

Local Transport:

Local Transport:
Sutton Train Station - London Victoria and London Bridge - Southern Service - circa 30 mins. Epsom - circa 7 mins.
West Sutton Train Stn: Thames Link, Sutton to St Albans via City circa 40 mins
Local Bus Routes:.

413 - Morden to Sutton
SL7 – Superloop bus route to Heathrow
213 - Kingston to Sutton
151 - Wallington to Worcester Park
164 - Sutton to Wimbledon
280 - Sutton to Tooting

EPC AND COUNCIL TAX

EPC D Council Tax Band D

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.



Cheam Office

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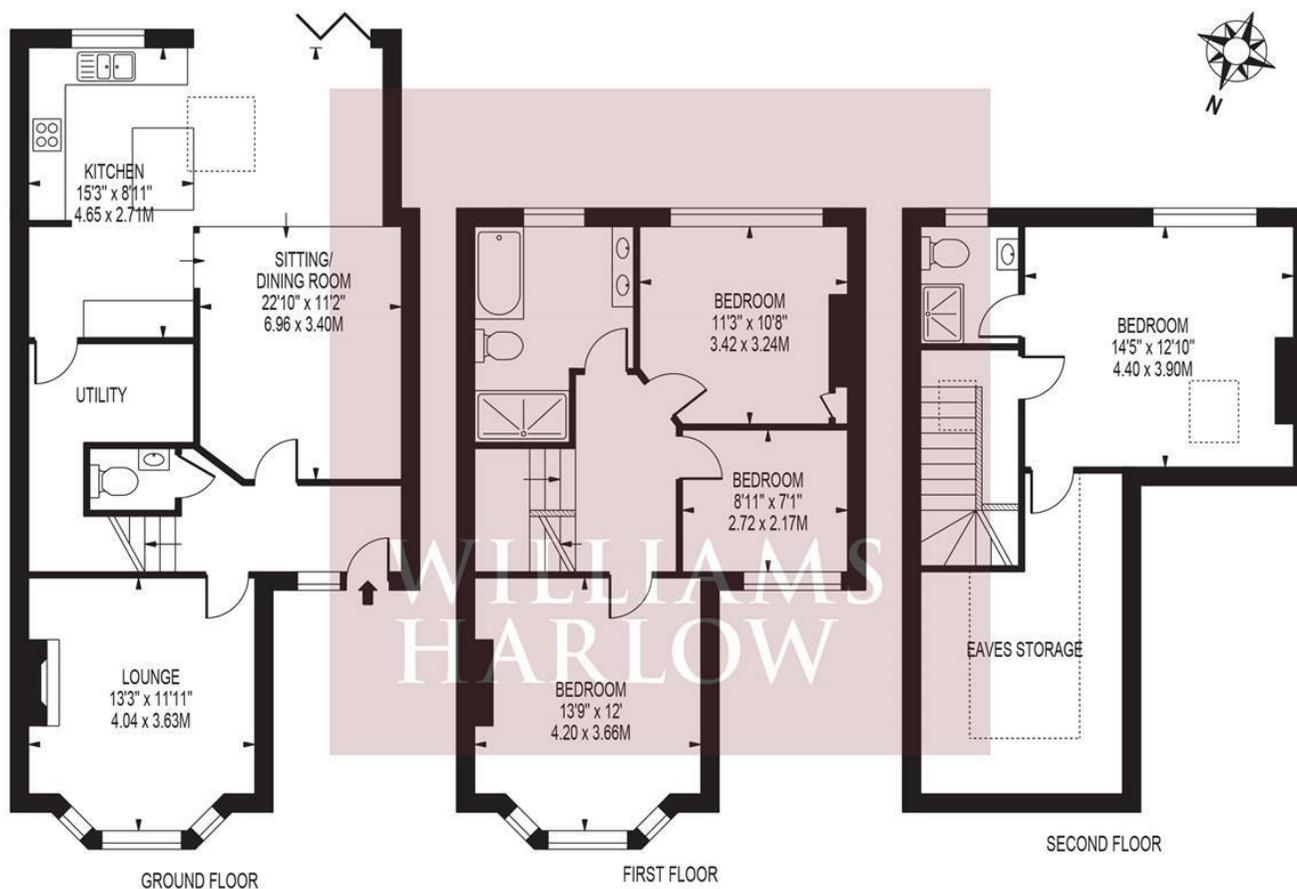
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WESTERN ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1676 SQ FT - 155.68 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 155 SQ FT - 14.44 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) A			79
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

