



Acacia Drive, Sutton,  
Offers In Excess Of £650,000 - Freehold



**WILLIAMS  
HARLOW**











Williams Harlow Cheam - A modernised three bedroom family home with work from home features and a stand out kitchen family room. With the exceptional benefit of two bathrooms and a flexible choice of reception space on the ground floor the house is a must view. Located close to Sutton Common train station which offers a Thameslink line into central London and bus routes into Morden to pick up the tube. Additionally close to Glenthorne High School and St Anthony's.

## The Property

A three bedroom house with converted garage used as a home office, an extended kitchen family room and two bathrooms. The property has been modernised throughout and is presented in good condition. The ground floor is spacious and practical for everyday life; there is somewhere for everyone in a busy daily household. Having extended the kitchen, family and friends can sit around the dining table and catch up or start the day together. The property has both a ground floor and first floor bathroom, both are modern. With a neutral colour scheme the property can be personalised to will. The property also has potential to extend via a loft extension subject to planning permission.

## Outside Space

Offering multiple parking spaces to the front which is in addition to the on-road parking, the access is convenient. The rear garden has a southerly aspect and is ultra low maintenance, the garage is at the end of the garden.

## Local Area

Sutton Common is a popular residential area for families. With excellent transport links via the train station and short bus journeys into Morden, these compliment the short walk into Sutton town centre. Other amenities which are close by include Glenthorne school, Sutton tennis academy, St Anthony's hospital and super stores including Tesco and Wickes.

## Why You Should Buy

Why take on the stress of building work? Taking all the hard work out of it, you can benefit from the sellers investment and

enjoy features which really enhance family life such as the kitchen family room.

## Vendor Thoughts

"We decided to put down roots in Sutton because of the excellent schooling and the area hasn't disappointed us. In fact we want to stay local and move up the property ladder"

## Features

Three Bedrooms - Two Bathrooms - Study/Home Office - Kitchen Family Room - Off Street Parking - Modern Throughout - Neutral Décor - Double Garage

## Benefits

Quiet cul-de-sac location- Walk To Sutton Town Centre - Buses To Morden - Close To Glenthorne School - Walking distance to Sutton Common Station -

## Local Schools

Glenthorne High School- State- Mixed- Ages 11-18  
Brookfield Primary Academy- State- Mixed- 3-11  
Greenshaw - State- Mixed - Ages 11 - 18  
Benhilton All Saints – State - Mixed - 3 - 11  
Sutton Grammar – Grammar - 11 - 18  
Nonsuch - Girls - Grammar - 11 - 19  
Manor Park Primary - Mixed - State - 3 – 11

## Local Transport

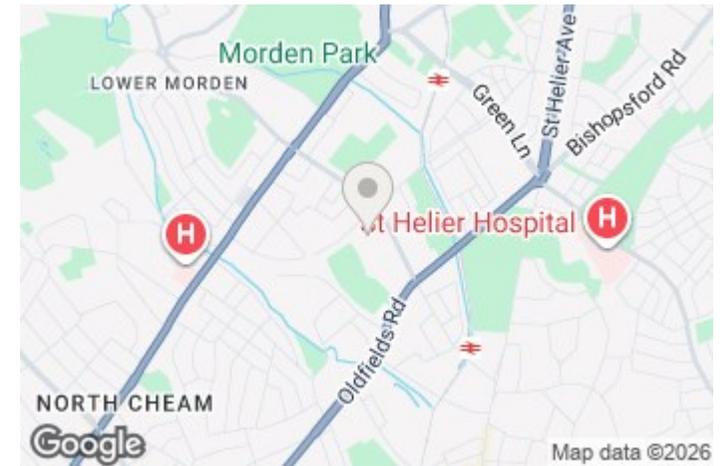
Trains: Sutton Common Station 0.5 miles  
Sutton (Surrey) Station 0.9 miles  
Morden Underground: 2 miles accessible via 80 Bus  
Local Bus Routes:  
80 - Belmont Via Sutton to Morden Tube.  
470- Colliers Wood Station to Sutton Station via Glenthorne High School  
93- Priory Road to Putney Bridge Station via Sutton Common Road  
S3- Belmont Station to Malden Manor Station via Sutton Common Station  
613- Glenthorne High School to Tolworth Station

213 - Kingston to Sutton  
407 - Caterham to Sutton

## EPC and Council Tax C AND E

## 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.

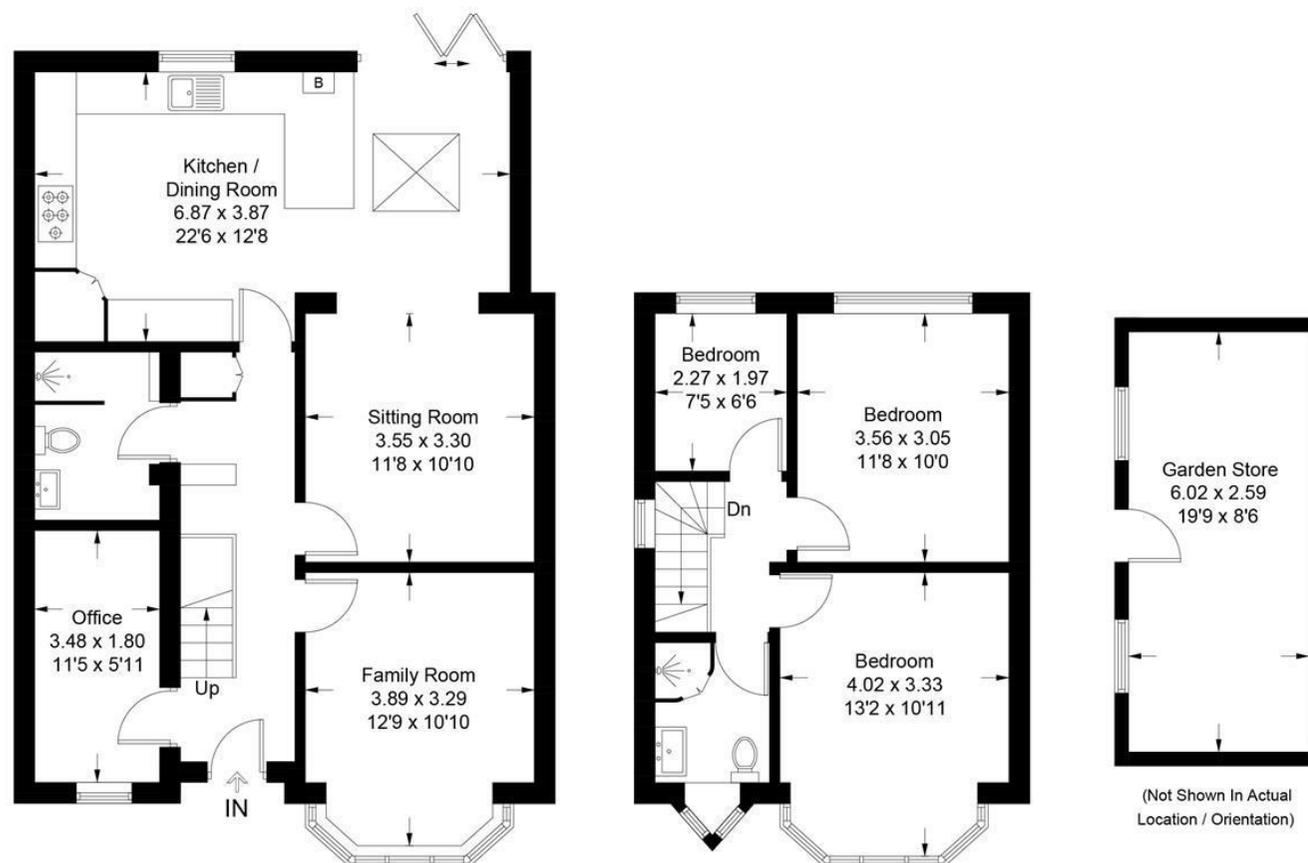


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

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Approximate Gross Internal Area = 110.6 sq m / 1190 sq ft  
 Garden Store = 15.6 sq m / 168 sq ft  
 Total = 126.2 sq m / 1358 sq ft



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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. (ID1286999)

