



Bridgefield Road, Sutton, Landseer Conservation Area, Surrey SMI 2DG

Guide Price £787,500 - Freehold

**WILLIAMS  
HARLOW**

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Williams Harlow Cheam – A rare opportunity to acquire an attractive detached bungalow in the highly sought after Landseer Conservation area where properties rarely change hands. This well presented two-bedroom bungalow, with ample off street parking and a double garage, has been well maintained throughout and is offered without an onward chain. Close to both Sutton and Cheam, with excellent bus and train links, the bungalow's features include, two bathrooms, a lovely conservatory to relax in and a peaceful west-facing rear garden. Immediate viewing highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











## The Property

A homely, modern bungalow in good condition and designed with low maintenance in mind. It has two bedrooms (one ensuite), both with fitted wardrobes, two bathrooms, a kitchen and an excellently sized living room with room for dining. It also has a sunny, peaceful conservatory overlooking the garden maximising privacy and temperature control via use of blinds and reflective glass. Other practical features include the loft, a modern boiler in the kitchen and double glazed windows. The living room has two entrances, one to the lounge area and the second to the dining area; both have views over the rear garden. All rooms are accessed via a central hallway.

## Outdoor Space

The frontage includes off street parking for three cars and access to the double garage. The easily maintained rear garden, mostly hard-standing and mature shrubs, is west-facing and measures circa 70ft in width. The bungalow is found within the sought after Landseer conservation area, with doctors and dentists in easy walking distance. It is one of only two bungalows on the road, the other properties being largely made up of character, family houses.

## The Area

The bungalow lies between Cheam village, Sutton town centre and West Sutton. As such there is easy access to a plethora of parks (including the beautiful Nonsuch park), shops and general amenities. There are some lovely walks in the area and for sports enthusiasts there are several tennis, bowls, golf, gym and similar sports clubs close by.

## Why You Should View

This is a quite unique opportunity to acquire a well maintained bungalow in an excellent location with a pretty and peaceful garden in a lovely community. The double garage is a rare addition.

## Vendor Thoughts

'Mum was so happy in her bungalow in this quiet location with such a great local community and lovely neighbours. Not least

she really enjoyed spending time in her easily maintained garden and having such simple access to all the local facilities, parks and transport links on offer in Cheam and 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  
Glyn - boys state - 11 - 18

## Local Transport

Three main line stations within less than a mile provide great rail links to both London and the wonderful Surrey countryside. To further compliment the excellent location a bus stop at the end of the road allows easy transport to most towns in the area including Kingston and on to Heathrow.

Cheam train station - London Victoria and London bridge -  
Southern service - circa 36 mins. Epsom - circa 7 mins.  
West Sutton train stn: Thames link, Sutton to st Albans via city  
circa 40 mins

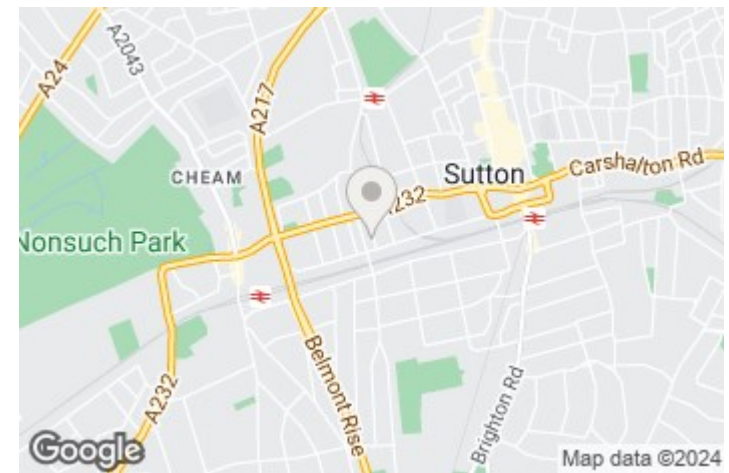
local bus routes:

80 - Belmont via Sutton to Morden tube.  
413 - Morden to Sutton  
470 - Sutton to Epsom

213 - Kingston to Sutton  
151 - Wallington to Worcester park

## Pointers

- Very Well Presented - Double Garage - En-suite To Bedroom -  
Landseer Conservation Area - No Onward Chain - Two  
Bathrooms - West Facing Garden - Close to Doctors -  
Bus/Train Routes Near By - Conservatory



Cheam Office

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## BRIDGEFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 859 SQ FT - 79.80 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 243 SQ FT - 22.53 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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