



Overton Road, South Sutton,
Offers In Excess Of £600,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam - Certainly one of the best town houses you can buy in Sutton, this spacious three double bedroom, two bathroom house with ground floor kitchen dining room excels in providing rounded family accommodation. Smart, comfortable living in a pretty tree lined road moments from a park and short walks to several sought after schools and transport links (to include bus and train lines).

The Property

Of immediate note is the handsome exterior, which catches the eye but doesn't look out of place within its surroundings; this is house building done right. Town houses tend to follow well worked templates and this is the favoured ground floor kitchen diner model. Enter through the hallway, past the door to the integral garage (some convert these if more accommodation is preferred), continue past the ground floor lavatory and stairs to upper floors and you find the modern kitchen dining room, which like all kitchens will become the heart of the home. Its large enough to eat within and has plenty of work surface and storage for any engaged cooks. The upper floors offer the comfy lounge, three double bedrooms and two modern bathrooms (one en-suite). Throughout there are pretty architectural details such as arched windows and soft colour palettes. It's certainly impressive and homely.

Outside Space

Parking to the front and a court yard style garden to the South West rear aspect which will be both ultra sunny and low maintenance.

The Local Area

Locally, the area offers plenty for professionals, couples and families. Commuting is easy from the surrounding train stations at Cheam, Belmont and Sutton. Shopping facilities can be found in the nearby town centres or further afield at Sutton, Epsom or Kingston-upon-Thames which can be accessed by car or the various bus routes nearby. Leisure facilities include tennis clubs, parks and fitness centres whilst schools in the London Borough of Sutton are sought after including Avenue primary

(which is rated as outstanding), the Harris Academy and grammar schools at Nonsuch, Sutton Grammar and Wilsons. The M25 can be reached directly from the nearby A217 and offers the traveller easy access to Gatwick, Heathrow and the South Coast. Overton Road is a popular tree lined road, with Overton Park to one end and connecting roads to Sutton and Cheam the other, close to Avenue Primary school and Belmont Village with its train station linking London Victoria.

Why You Should View

A sought after and convenient location, a pretty road, a handsome house and a spacious homely interior combine to provide the perfect base.

Vendor Thoughts

"We both work from home and have found the house adequately allows for two home workers without feeling smaller or less like a home"

Benefits

Close To Overton Park - Located in Affluent South Sutton -
Close to Avenue Road School - Close To Harris Academy -
Close to Bus Routes - Front and Rear Access -

Features

Parking - Three Bedrooms - Two Bathrooms - Kitchen Dining Room - West Facing Rear Garden - Integral Garage - Three Floors - Character Architecture - Stone Patio - Storage -

Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11 **OUTSTANDING**
Nonsuch Girls - Grammar - 11 - 19
Harris- Mixed State - 11 - 18

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.

Sutton Thames Link - Sutton to St Albans via City circa 40 mins

Bus Routes from Cheam Village -

151 - Wallington to Worcester Park.

213 - Kingston Tiffin Sch to Sutton.

SL7 - West Croydon to Heathrow

X26 - West Croydon to Heathrow Via Kingston

S2 - Epsom to St Helier

EPC and Council Tax

C And E

Why Williams Harlow

We offer specific and professional expertise within this area.

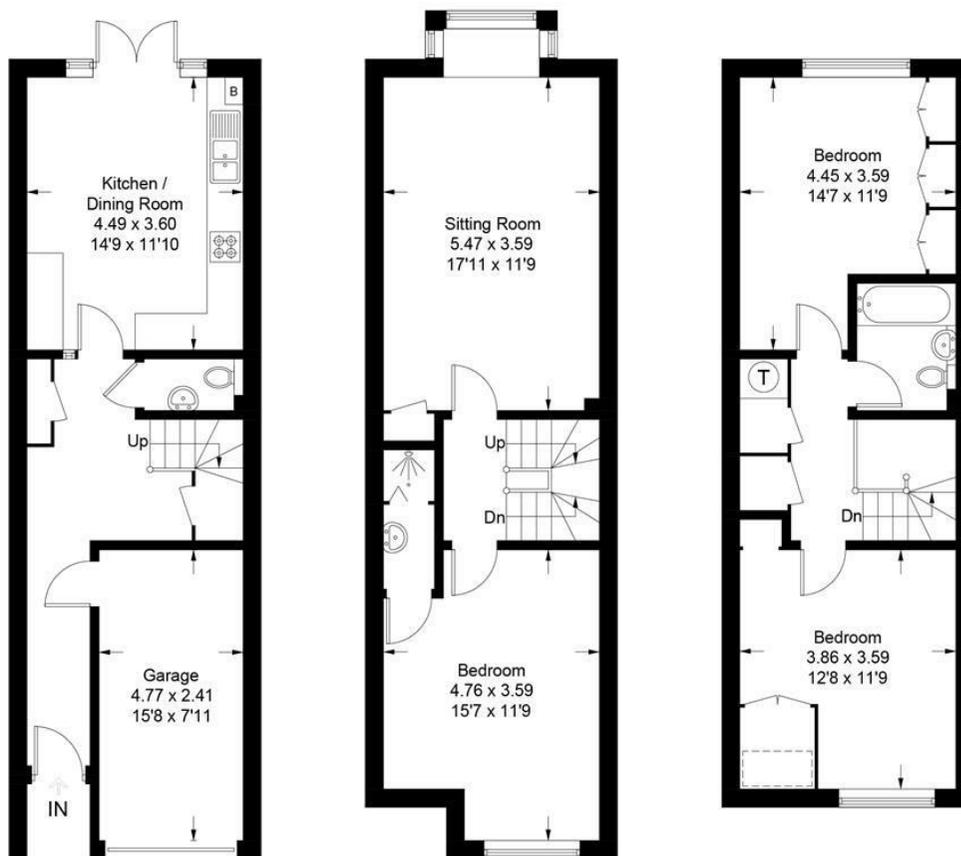
Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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.

Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft
(Including Garage)

 = Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

Second Floor

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. (ID1275378)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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 	

