



Connaught Road, Sutton,
Offers In Excess Of £475,000 - Freehold



**WILLIAMS
HARLOW**









Williams Harlow – 1970. That was the last time you could have bought this house; is there a better testament on what it's like to live here? This three bedroom mid-terrace family home requires modernisation but offers bags of future potential. Located in a sought after road with good local transport links and convenience stores close by. The property is sold without an onward chain, call now to secure your viewing.

The Property

Built in the 1930's this house has always been a family home. The layout is easy to use and offers the chance to extend in various ways. The accommodation comprises of: entrance hall, through lounge, kitchen, three bedrooms, bathroom. The décor is dated but affords the luxury of redecorating in your own style.

Outdoor Space

Paved driveway to front offers convenient parking and access to the front door. The rear garden is very pretty and low maintenance. 80ft in length to garage and a super sunny South facing direction. The brick built garage and workshop is at the bottom of the garden is accessed via a gated service road, it too offers the chance to reimagine the building to whatever best works for you.

The Area

Inter-Alia Sutton common and Carshalton train stations and with great amenities on hand such as the Tennis academy and Sutton's comprehensive High Street. The highly regarded Greenshaw high school is only a short walk as well as lots of parks and St Helier Hospital.

Why You Should View

Competitively priced, the chance to buy and modernise is a great way to create your dream home.

Local Schools

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 0.8 miles
- Carshalton Station 0.6 miles
- Sutton (Surrey) Station 1.2 miles

Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.

164 – Wimbledon to Sutton

SL7 – Superloop bus route to Heathrow

213 - Kingston to Sutton

407 - Caterham to Sutton

Features

Three Bedrooms - Through Lounge – Garage – First Floor

Bathroom – Requiring Modernisation - Driveway – South

Facing Rear Garden

Benefits

No Onward Chain – Close to Train Station and Transport –

Lots of Local Schools -

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Why Williams Harlow

We offer specific and long standing professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

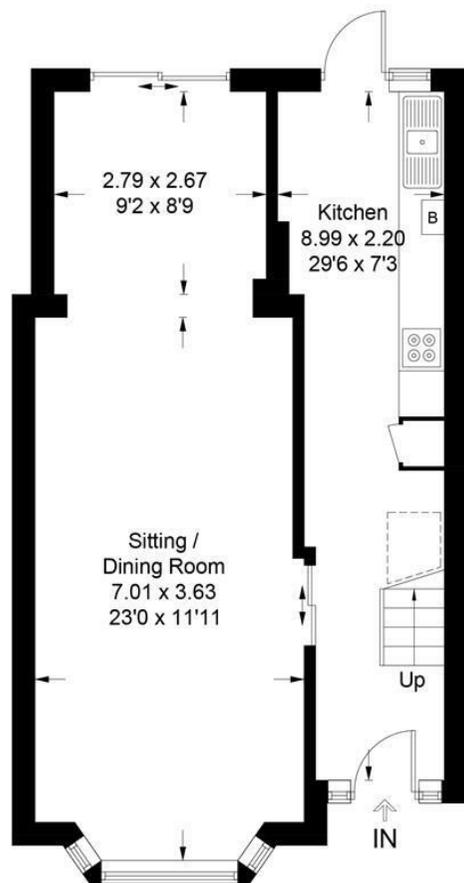


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

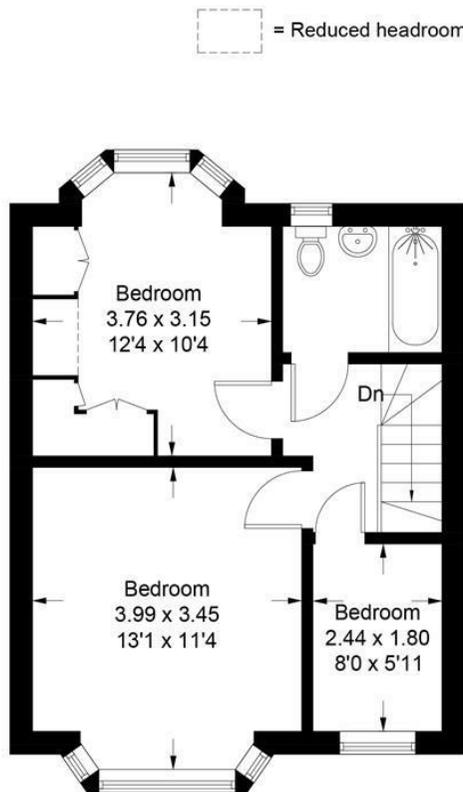
cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

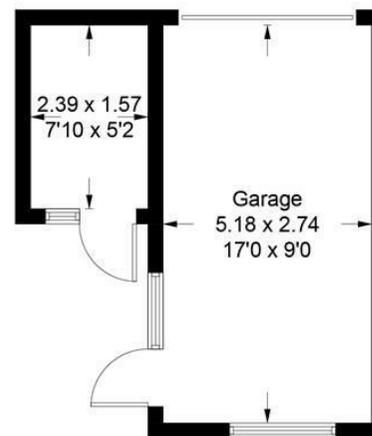
Approximate Gross Internal Area = 89.3 sq m / 961 sq ft
 Outbuilding = 18.0 sq m / 194 sq ft
 Total = 107.3 sq m / 1155 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(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. (ID1185339)

