



Cheviot Close, South Sutton,
Guide Price £900,000 - Freehold

**WILLIAMS
HARLOW**













Located in the tranquil cul-de-sac of Cheviot Close, Sutton, this charming detached bungalow offers a delightful blend of comfort and potential. With two spacious reception rooms, this property is perfect for both relaxation and entertaining. The two well-proportioned bedrooms provide ample space for restful nights, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this bungalow is the substantial level garden plot, which not only offers a serene outdoor space but also presents exciting opportunities for extension, subject to the necessary planning consent. Imagine the possibilities of creating your dream garden or expanding the living space to suit your lifestyle.

Parking is a breeze with space for up to four vehicles plus a garage, making it ideal for families or those who enjoy hosting guests. The peaceful surroundings of this cul-de-sac ensure a quiet living environment, while still being conveniently close to local amenities, providing easy access to shops, schools, and transport links.

The vendor is currently suited on an end of chain property, which simplifies the buying process for prospective purchasers. This bungalow is a rare find in a desirable location, offering both a comfortable home and the potential for future development. Do not miss the opportunity to make this lovely property your own.

THE PROPERTY

We are delighted to be able to offer to the market a wonderful opportunity for either somebody who seeks to downsize or those seeking to enlarge and extend. The property enjoys peaceful surroundings on a substantial plot which is of a westerly aspect. Upon entering the property there is a generous entrance hallway off which all rooms flow easily. The two bedrooms are located to the front with a lounge and dining room to the rear enjoying an outlook over the rear garden. There is a kitchen/breakfast room, bathroom with shower and also an additional sun room to the side.

OUTSIDE AREA

27.43m x 18.59m rear garden approx (90 x 61 rear garden approx)

The outside will certainly not disappoint as the property is located in a no through road position in one of the most highly desired areas of South Sutton. The property has a good sized front garden with the provision of parking in two areas. One to the front of the bungalow and the other to the side in front of the double garage and there is useful side access either side to the westerly aspect rear garden extending to approximately 90ft. The rear garden has an array of flower and shrub borders and a mature cedar tree and all enjoys a good degree of privacy.

LOCAL AREA

Cheviot Close is a lovely quiet cul-de-sac where residents tend to stay for generations and where the most discerning home owner settles. The vicinity is South Sutton or SM2 and its between the Harris academy and Barrow Hedges Schools. The area is excellent for families and includes tennis clubs, golf courses, horse trails, and many more clubs. Importantly the area feels safe for your family to walk around and be within at all times. Sutton sits between Croydon and Kingston and enjoys the rich tapestry of Greater London and Surrey living.

FEATURES

Detached bungalow
0.2 acre plot
Potential to extend (STPP)
Peaceful cul-de-sac but yet close to all amenities
Vendor suited for end of chain property

LOCAL SCHOOLS

The Avenue – Mixed State – Ages 3 – 11
Barrow Hedges – Mixed State – Ages 3 – 11
Harris – Mixed Academy – Ages 11 – 19
Seaton House – Mixed Fee Paying – 2 – 11
Devonshire – Mixed – 3 – 11

LOCAL TRANSPORT

Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton Circa 32 mins) to Epsom (Circa 10 mins) and Horsham (Circa 47 mins). Thames Link Sutton to St Albans via City (Cira 44 Mins).

Buses -

80 - Belmont Via Sutton to Morden Tube.

164 - Sutton to Wimbledon

280 - St Georges Tooting to Belmont Via Sutton

N44 - Trafalgar Sq to Sutton

S1 - Banstead to Mitcham via St Helier Hospital

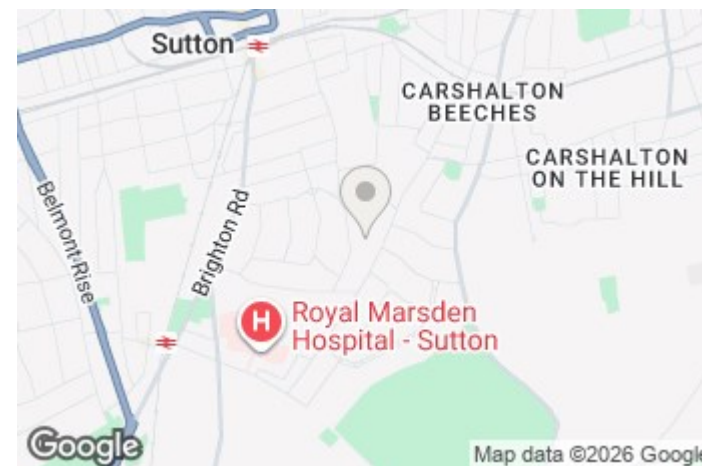
S3 - Belmont to New Malden Via Sutton

COUNCIL TAX

Sutton BAND F £3,435.81 2026/27

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.

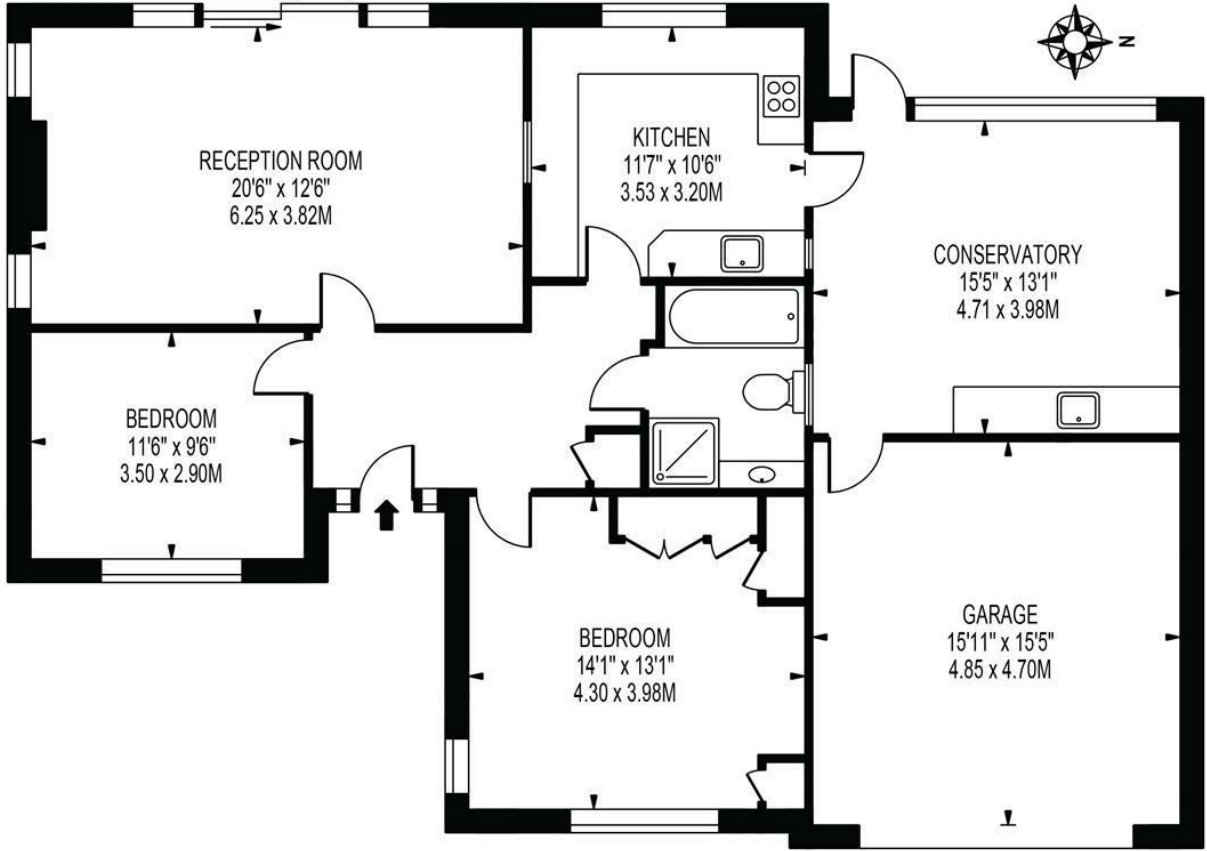


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

CHEVIOT CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1059 SQ FT - 98.39 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 245 SQ FT - 22.80 SQ M



GROUND FLOOR
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		
(81-91) B		
(69-80) C		
(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

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