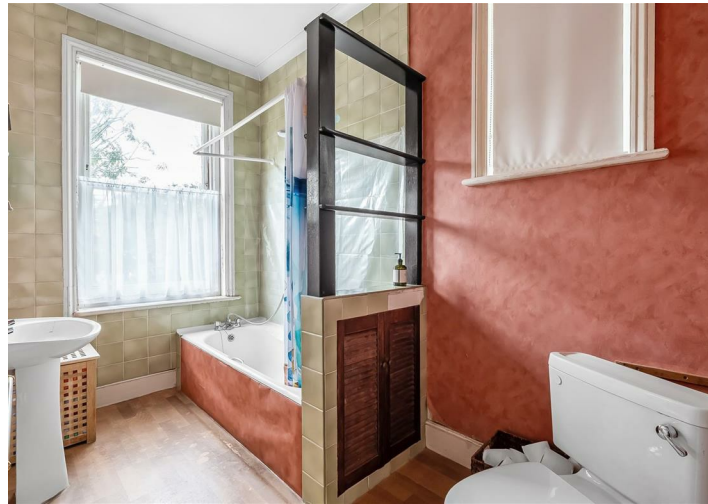




Sherwood Park Road, Sutton,  
Guide Price £800,000 - Freehold

**WILLIAMS  
HARLOW**























Williams Harlow Cheam - A large house full of potential. With lots of inherent architectural character, the house is set apart from its peer group by its size and features. Additional benefits include a handsome tree lined road within walking distance of Sutton Town centre and West Sutton train station. Local schools within 1/2 mile include Homefield and Sutton High. Ready to view.

### The Property

2260 sq ft, three floors, five bedrooms, two bathrooms, three reception rooms, kitchen breakfast room, utility room, cloakroom, lots of storage; all packaged within the opportunity. The house requires modernisation but the potential clear. All the bedrooms are doubles (and good sizes at that) with the top floor bedroom seemingly offering multiple uses such as studio etc.

### Outdoor Space

A manicured and pretty rear garden which offers privacy and an exceptionally large frontage ideal for several cars.

### The Area

The Area – The house is located in the sought after St James Road area of Sutton known for its wide tree lined avenues and older architecture, and there are still lots of ornate period houses in sight. The exact location is close enough to the central hub of Sutton to be convenient but just far enough to be peaceful. Sutton town centre is a 5 minute walk away, with its cinemas, shops and bars, and the occupiers will have the choice of two trains stations and several main lines into Central London, with trains to Victoria, London Bridge, Blackfriars and Kings Cross/St Pancras. There are lots of outstanding state and independent schools nearby, for both primary and secondary aged children. Lastly the area is great for wellbeing amenities with fitness centres, parks and sports grounds, as well as local tennis, football and cricket clubs all within 5 minutes walk of the property.

### Why You Should view

A house which has been a family home for many years and one

which will serve faithfully for generations to come. Its unlikely you will find better value within the vicinity and the potential to modernise is a further plus.

### Vendor Thoughts

"We have immensely enjoyed our time here and watched our children grow and fly the nest. Now is the time to downsize for us"

### Local Schools

Robin Hood/Manor Park - State- Mixed - Ages 5 - 11  
Homefield Prep - Fee - Boys - 3 - 13  
Sutton High - Girls - Fee - 3 - 18  
Nonsuch - Girls - Grammar - 11 - 19  
Sutton Grammar - Grammar - 11 - 19  
Cheam High - Mixed - State - 11 - 19  
Glenthorne - Mixed - State - 11-19  
Overton - Mixed - State 11-19

### Local Transport

Local Transport:

Sutton Train Station - London Victoria and London Bridge -  
Southern Service - circa 30 mins. Epsom - circa 7 mins.  
West Sutton Train Stn: Thames Link, Sutton to St Albans via  
City circa 40 mins  
Local Bus Routes:.  
413 - Morden to Sutton  
SL7 – Superloop bus route to Heathrow  
213 - Kingston to Sutton  
151 - Wallington to Worcester Park  
164 - Sutton to Wimbledon  
280 - Sutton to Tooting

### Features

Five Bedrooms - Semi Detached - Parking for 4 cars - Two  
Bathrooms - Three Floors - Three Reception Rooms - Spacious  
Room Sizes - Garage - Private Rear Garden

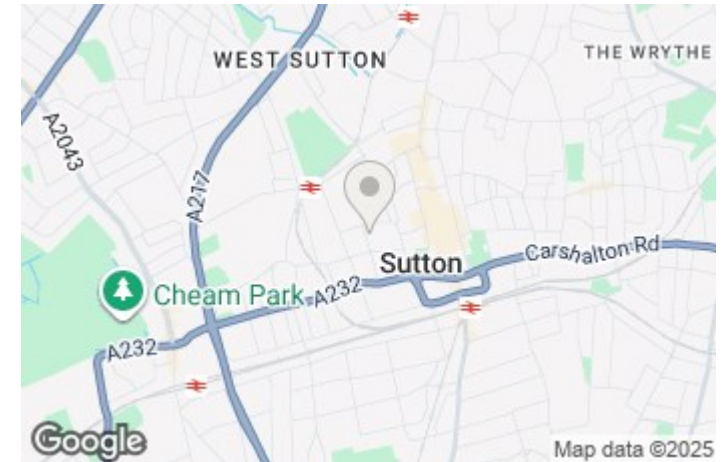
### Benefits

Close to Homefield Road - Close To West Sutton Train Station -  
Close To Sutton High - Close to Sutton Town Centre -

## EPC AND COUNCIL TAX

### 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.



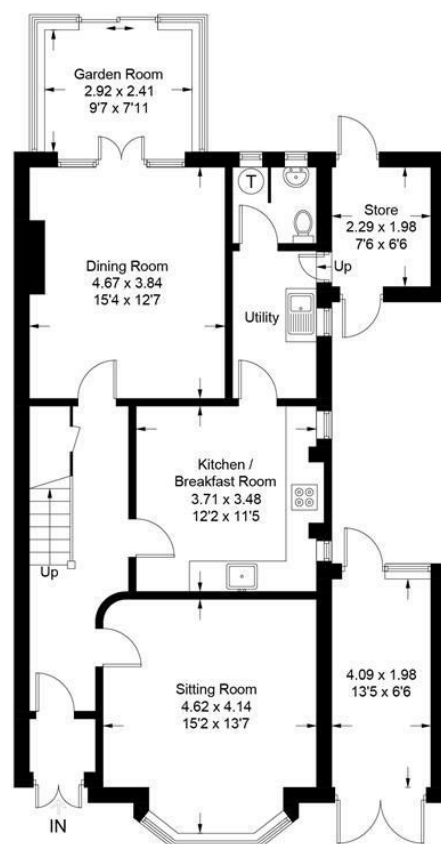


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

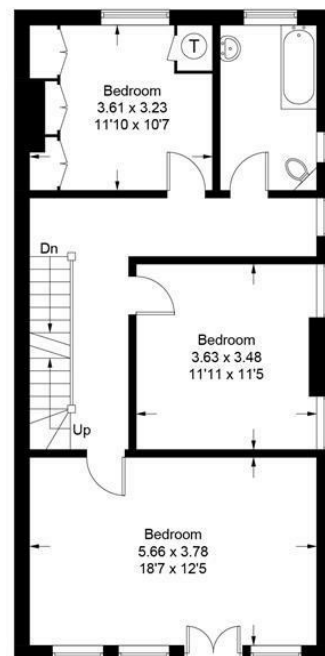
Approximate Gross Internal Area = 210 sq m / 2260 sq ft

Garage = 8.4 sq m / 90 sq ft

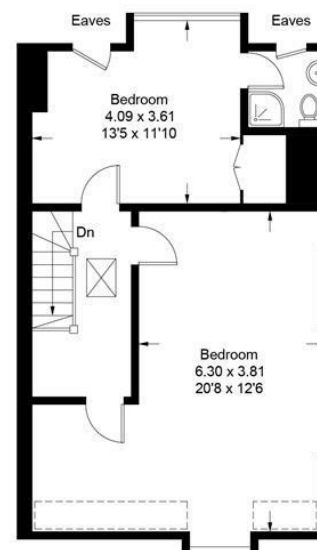
Total = 218.4 sq m / 2350 sq ft



Ground Floor



First Floor



Second Floor

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

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. (ID1239677)

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