

The Causeway, South Sutton,

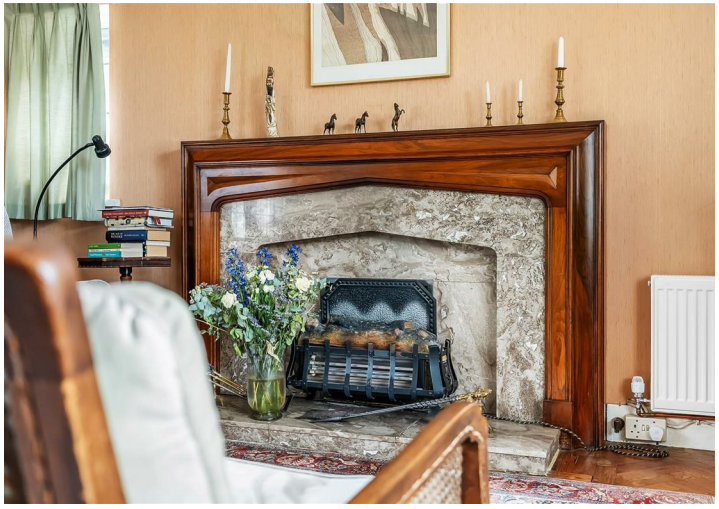
Offers In Excess Of £1,500,000 - Freehold

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Williams Harlow Cheam - A legacy sale which happens once in a generation. Having been in the same ownership since the early 1970's, this house is available only after the circle of life has completed. Located upon one of the most desired SM2 roads, it's aspirational for those who 'know'. Attractive classic architecture with vast potential for change should you so wish. Offered without an onward chain and ready to view.

The Property

Extremely handsome, this self assured building holds the eye. Set behind a long carriage driveway and entering through the porch and into the large reception hall. the house unfolds before you and includes two formal reception rooms, kitchen dining room, separate utility room , cloakroom, four to five double bedrooms (four should you wish to use the fifth as a dressing room), two bathrooms and separate lavatory. Two bedrooms offer sinks within the room. The décor is charming but will require modernisation at some stage however there is the ability to remodel or extend to suit.

Outside Space

Measurements include: Rear garden length 163ft, Rear garden width 86ft, front garden length 54ft, front garden width 80ft, overall plot .45. Both front and back gardens are delightfully mature and show years of craft and love. The rose lined carriage driveway to the front welcome you home and sets the scene for that which follows.

Local Area

The Causeway is as good as it sounds, a distinct road where residents tend to stay for generations and where the most discerning home owner settles. The road is wide, tree lined and grass verged. Large detached house, many with gates, line the road and ensure its select nature. 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.

Why You Should Buy

Buy when available and do not wait. This house offers a rich and life enhancing opportunity to build your future and enjoy the fruits of your labour.

Vendor Thoughts

"Owned for 55 years by the same family and bought in 1971 from the original couple of for whom the house was first built in the early 1930s, we attended local schools and the garden was a focus for many visitors, parties and events over the years"

Features

Five Bedrooms - Two Bathrooms - Garage With Direct Access Into Property - Two Formal Reception Rooms - Kitchen Dining Room - Detached Garage - Two Separate Lavatory's - Carriage Driveway - 0.42 Of An Acre - Mature Front And Rear Gardens

Benefits

No Onward Chain - Premier Road - Ample Parking - Potential To Modernise And Extend -

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

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

EPC and Council Tax

D and G

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.



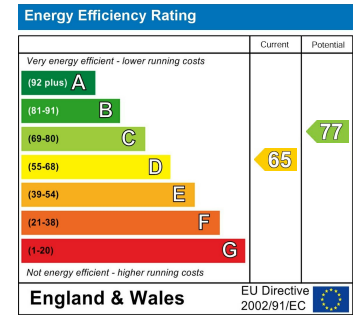
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Approximate Gross Internal Area = 227.2 sq m / 2445 sq ft
Garages = 43.9 sq m / 472 sq ft
Total = 271.1 sq m / 2,917 sq ft





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. (ID1294939)

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