

Western Road, Sutton,

Guide Price £800,000 - Freehold

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WILLIAMS HARLOW






WELCOME








MADE IN
ENGLAND









Williams Harlow Cheam - A handsome house with both period architecture and a luxurious boutique interior. Radiating style and grace, the property prioritises room sizes and lifestyle; each bedroom is a very good double and the ground floor flows effortlessly. Found in the classical old town of Sutton where period houses are common and the choice to walk to either Sutton or Cheam is available.

The Property - Immaculate

Presented, decorated and styled; this home reflects a sense of pride which only originates from a loving owner. Including two floors of accommodation with three true doubles and two bathrooms found on the first floor and a ground floor which prioritises light and lifestyle. Slightly amended by knocking through two reception rooms, the through lounge which is decorated in soft pastel colours is incredibly inviting and versatile. The kitchen, again likely to have absorbed a morning room at some point is shown as open plan with island dividing the working area from the dining area. A third reception room which overlooks the garden and feels intimate and snug-like is currently being used as a cinema room. The ground floor is completed with a lavatory.

Outside Space - Oasis

A very pretty garden with patio off house and a few steps down onto the lawn. Planted to maximise the summer months, the cloud hydrangea's and climber covered landscaping provide natural screening and garden rooms. Covered seating and storage has been created to the bottom of the garden. Parking is offered to the front of the property.

Local Area - Between Sutton And Cheam

Found between Sutton and Cheam, the choice to walk to either is a live one. Additionally you will want to take advantage of West Sutton train station (Thameslink) which is under 10 mins away. Local schools include Homefield, Sutton High and Robinhood. An easy location to live in for its access to both towns, transport, shops and schools.

Why You Should View

This is a handsome and glamorous house. Spacious with over 1400 sq ft on offer, the house blends natural size with a luxury interior which suggest no required work. If you seek a happy home which will reward your hard work whilst sheltering your family, this house is for you.

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

Three Bedrooms - Two Bathrooms - Kitchen Dining Room - Parking - Seating Areas to Rear Garden - Two Reception Rooms Knocked Through - Additional Reception Room - Ground Floor Lavatory

Benefits

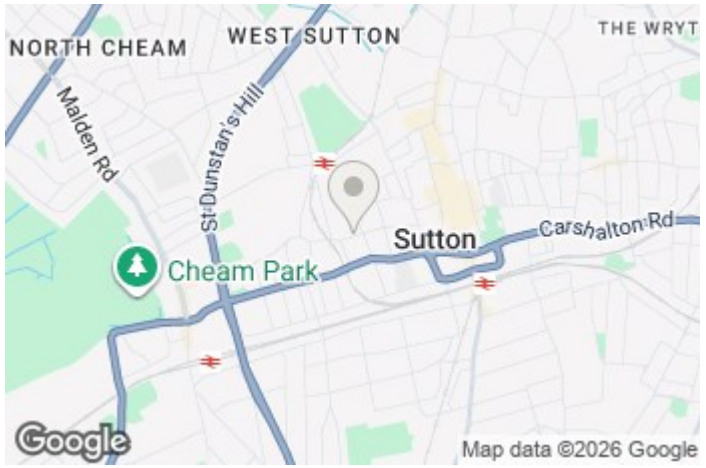
Close To Transport (Bus And Train) - Lots Of Shops Nearby - Old Sutton Period Property - Move In Condition

Walk To

Homefield - Sutton High - Robin Hood Schools - Sutton Highstreet - Cheam Village - West Sutton Train Stn - Sears Park - Bus Stops - Sporting and Fitness Facilities

EPC And Council Tax

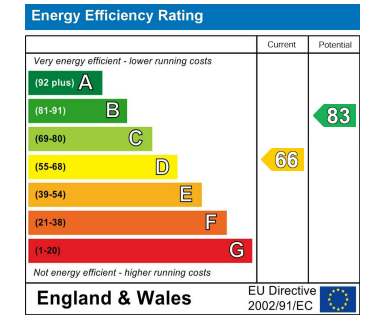
D And E



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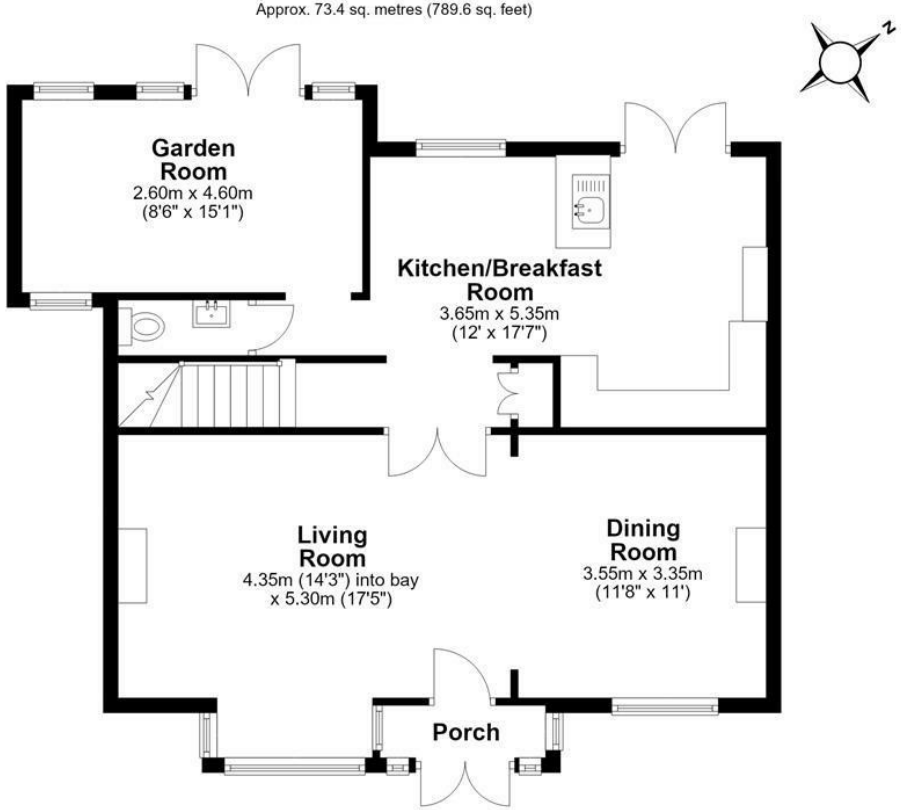
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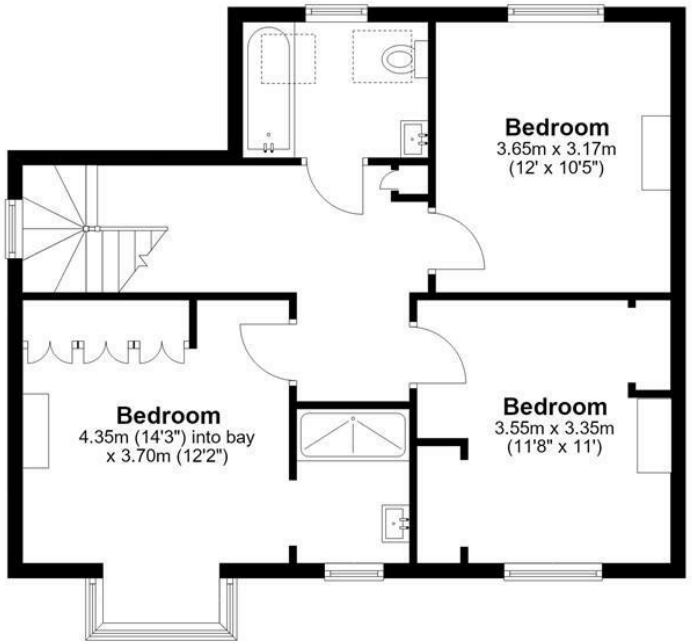
Ground Floor

Approx. 73.4 sq. metres (789.6 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.5 sq. feet)



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Total area: approx. 132.7 sq. metres (1428.2 sq. feet)