



Overton Road, South Sutton,
Offers In Excess Of £600,000 - Freehold



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**WILLIAMS
HARLOW**











Williams Harlow Cheam - A spacious house moments from Overton Park. With Harris, Avenue and Overton Grange schools within short walks the house will appeal to families wanting the excellent local amenities. Four bedrooms, two bathrooms and three reception rooms await. Offered without an onward chain.

The Property - Spacious Interior

Double fronted houses are rare at this price bracket and certainly stand out from the crowd for the right reason. The house offers kerb appeal and a real sense of space. The entrance hallway is centralised, the kitchen and cloakroom to the right, entrance to the garage to the left (conversion potential), lounge ahead which leads around to the dining room and conservatory. Up onto the first floor, four bedrooms and two bathrooms. The house is presentable and easily decorated to suit your own tastes.

Outside Space - Easy To Manage

An east facing garden which is easy to enjoy and manage. Measuring circa 35 ft. The frontage includes a driveway to garage upon which you can park.

Local Area - Excellent For Schools

Overton Road is between Cheam and Sutton town centres and perfect for accessing both. Overton Park to one end and Mulgrave Road to the other. For most, the local schools and amenities which make South Sutton such a great place to live are all easily walked to.

Why You Should Buy

Being end of chain brings a simplicity to the sale which is appealing. This house brings potential, space and location to the mix.

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Sutton Thames Link - Sutton to St Albans via City circa 40 mins

Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston
S2 - Epsom to St Helier

Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11 OUTSTANDING
Nonsuch Girls - Grammar - 11 - 19
Harris- Mixed State - 11 - 18

Features

Four Bedrooms - Two Bathrooms - End Of Terrace - Garage -
Three Reception Rooms - Driveway - Garden

Benefits

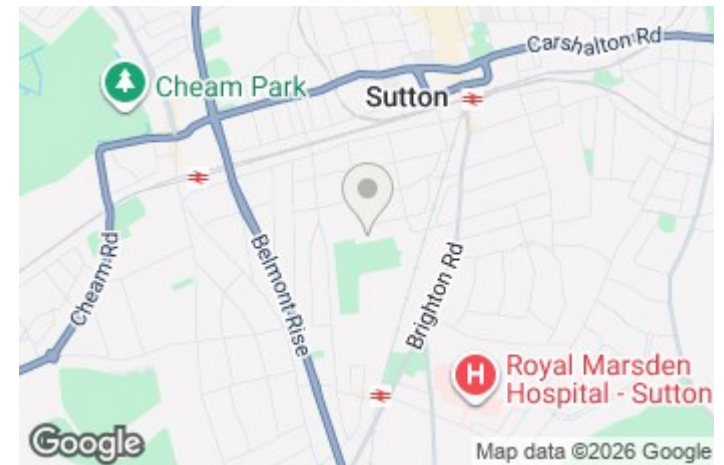
Walk To Park - Walk To Bus Stops - Walk To Cheam and Sutton Town Centre - No Onward Chain - Can Be Easily Redecorated - Potential To Increase Accommodation

EPC And Council Tax

D and E

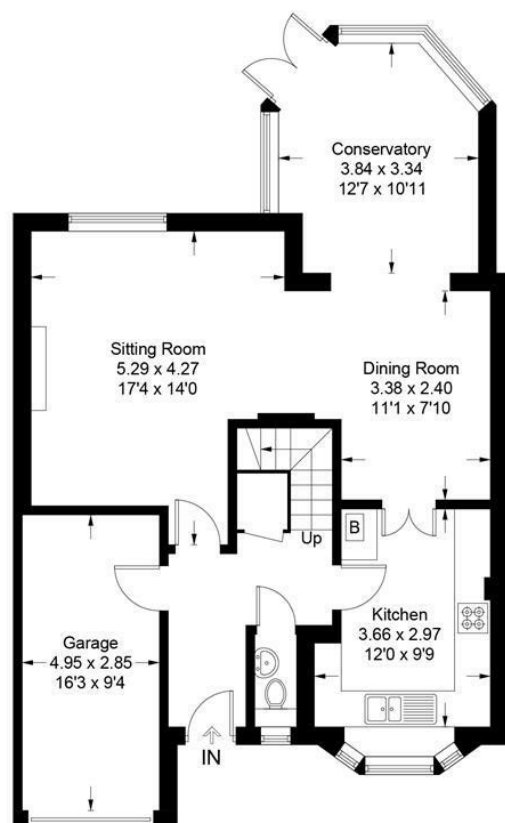
Why Williams Harlows

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.

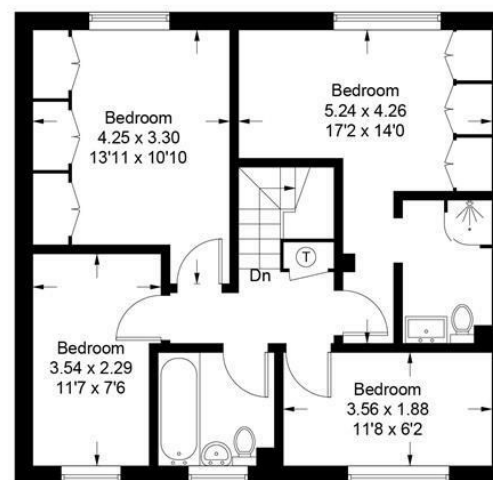


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 134.2 sq m / 1444 sq ft
(Including Garage)



Ground Floor



First Floor

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. (ID1334098)

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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
	57	74

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