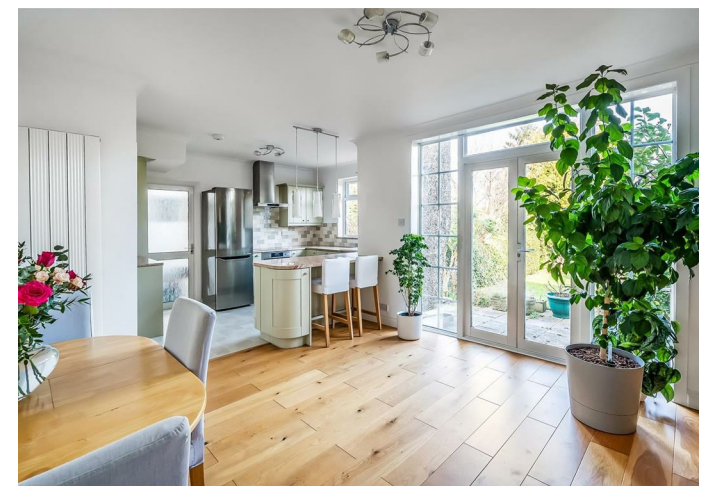




Sussex Road, Carshalton Beeches, SM5 3LT  
Offers In Excess Of £750,000 - Freehold

 3  1  2

**WILLIAMS  
HARLOW**



Williams Harlow Cheam - More than a house, this is a home. Beyond the characterful exterior, the accommodation is charming, modern and spacious. Subtly changed to enhance the layout and increase size, the house is perfect for busy families who wish to catch more time together. Topped off with a superb location close to village centre and train station with links into London. The vendor has found a property to buy and it should be an easier process for all.

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## The Property

Vibrating good times, the smart and modern décor feels luxurious and homely. With a neutral colour pallet to the walls and ceilings, the oak floor to much of the house and splashes of colour from feature walls or kitchen cupboards its been decorated with style. You enter via the porch and into the light and airy hallway, with the front facing spacious lounge to the front and the open plan kitchen dining room to the rear it's an easy to use ground floor. Journey through the kitchen and a door leads out into the utility room and ground floor lavatory; both highly practical. The first floor offers three bedrooms, two with built in wardrobes, and bathroom. The sage coloured kitchen with stone work surface really looks the part and importantly works harmoniously with the dining area. Views from the rear rooms overlook the garden help to bring lots of light in.

## Outside Space

Two front facing parking spaces lead to the garage and the front door. The landscaping is softened by the side garden. The rear garden is very long, over 150ft, and mature. The patio leads off the house, down steps and into the lawn.

## Local Area

The road is a charming hide away which you wouldn't normally go down unless you had good reason. That said its still extremely close the Marsden hospital, Barrow Hedges and Seaton House schools, Banstead, Belmont and Carshalton Beeches village and miles of Down land with bridle trails.

## Why You Should Buy

A vibrant home drenched in natural light, offering a spacious interior with no work required, on a popular road close to the train station and village shops. The vendor has found a property to purchase, the garden is mature and exceptionally long, and there is further potential to be realised. This home should be high on your viewing list.

## Vendor Thoughts

"As a professional working nearby, proximity to the Royal

Marsden, the Institute of Cancer Research and the emerging London Cancer Hub was very important to me. Carshalton Beeches felt like a hidden gem - peaceful, green and village-like, yet exceptionally well connected to central London. With major investment and new jobs expected in the area, it also offers strong long-term appeal."

## 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  
Oaks Park High School - Mixed - 11-18

## Local Transport

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 - Barnstead to Mitcham via St Holier Hospital  
S3 - Belmont to New Malden via Sutton

Trains: Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton circa 32 mins)  
Epsom (Circa 10 mins)  
Horsham (Circa 47 mins)  
Thames Link Sutton to St Albans via City (Circa 44 Mins)  
Carshalton Beeches: Southern services as above in ranging between 30 mins - 47 mins into central London

## Features

- Wood Burner to Lounge – Oak Flooring – Built In Wardrobes  
– Sage Coloured Kitchen With Built In Hob and Oven – Long Rear Garden – Two Parking Spaces – Garage – Three Bedrooms  
– Utility Room – Kitchen Dining Room

## Benefits

- Close To Train Stn – Close to Local Shops – Close To Schools  
– Vendor Suited – Luxury Fittings – Potential If Sought

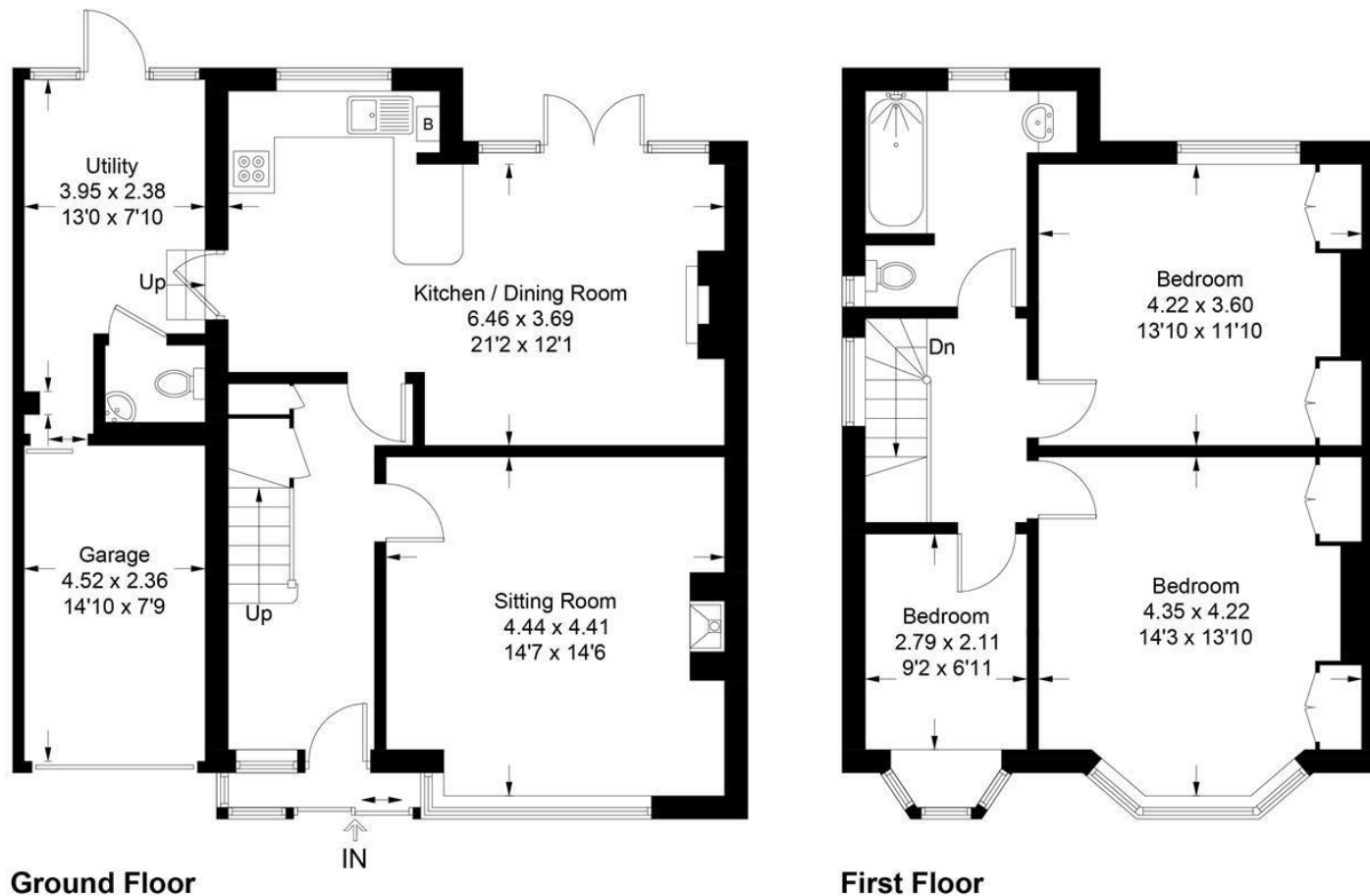
## Why Williams Harlow

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 = 132.4 sq m / 1425 sq ft  
(Including Garage)



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. (ID1278874)

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