



Dovercourt Lane, Sutton, Surrey SM1 3AD  
Guide Price £600,000 - Freehold



**WILLIAMS  
HARLOW**



Williams Harlow Cheam - An off the track bungalow with heaps of future potential. Detached property with detached garage hidden down a lane and behind a farm style gate. Will best suit those who seek a mix of convenience for Sutton town centre within a private setting.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## The Property

A detached bungalow comprising of three bedrooms, lounge, kitchen and bathroom. The detached garage is sizable and has store rooms included. The internal décor requires some modernisation but there is lots of obvious potential.

## Outside Space

A west to east facing plot which is private in nature and set back. 46ft wide x 100ft plot.

## The Area

With great amenities on hand such as the Tennis academy and Sutton's comprehensive High Street. The highly regarded Greenshaw high school is only a short walk, as is All Saints Benhilton and a little further on you will find Sutton Grammar.

## Why You Should View

Rare to find such a secluded plot in the heart of Sutton. This bungalow needs some input by the new owner but will reward any owners input.

## Local Schools

Local Schools –

- Greenshaw - State- Mixed - Ages 11 - 18
- Benhilton All Saints – State - Mixed - 3 - 11
- Sutton Grammar – Grammar - 11 - 18
- Nonsuch - Girls - Grammar - 11 - 19
- Manor Park Primary - Mixed - State - 3 – 11

## Transport

- Sutton Common Station 0.4 miles
- West Sutton Station 0.6 miles
- Sutton (Surrey) Station 0.8 miles

Local Bus Routes:

- 80 - Belmont Via Sutton to Morden Tube.
- 164 – Wimbledon to Sutton
- SL7 – Superloop bus route to Heathrow
- 213 - Kingston to Sutton
- 407 - Caterham to Sutton

## Features

Three Bedrooms - Lounge - Detached - Detached Garage - Secluded Plot - Gated Access - Potential -

## Benefits

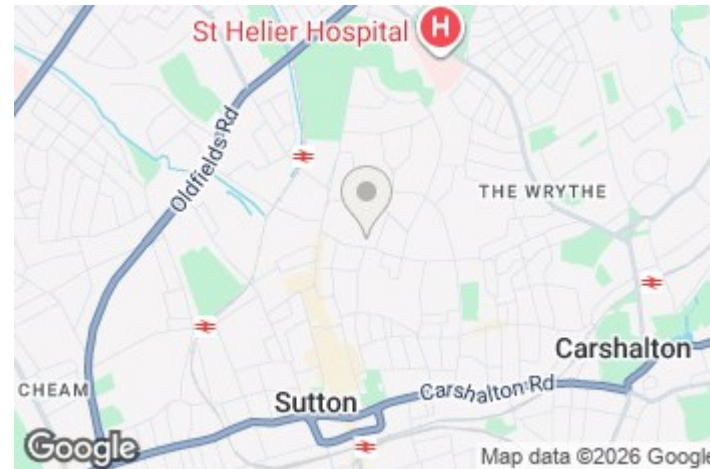
Close to Buses - Close To Schools - Privacy - Chance To Change internal Décor To Suit - Lots Of Parking

## EPC AND Council Tax

TBC And E

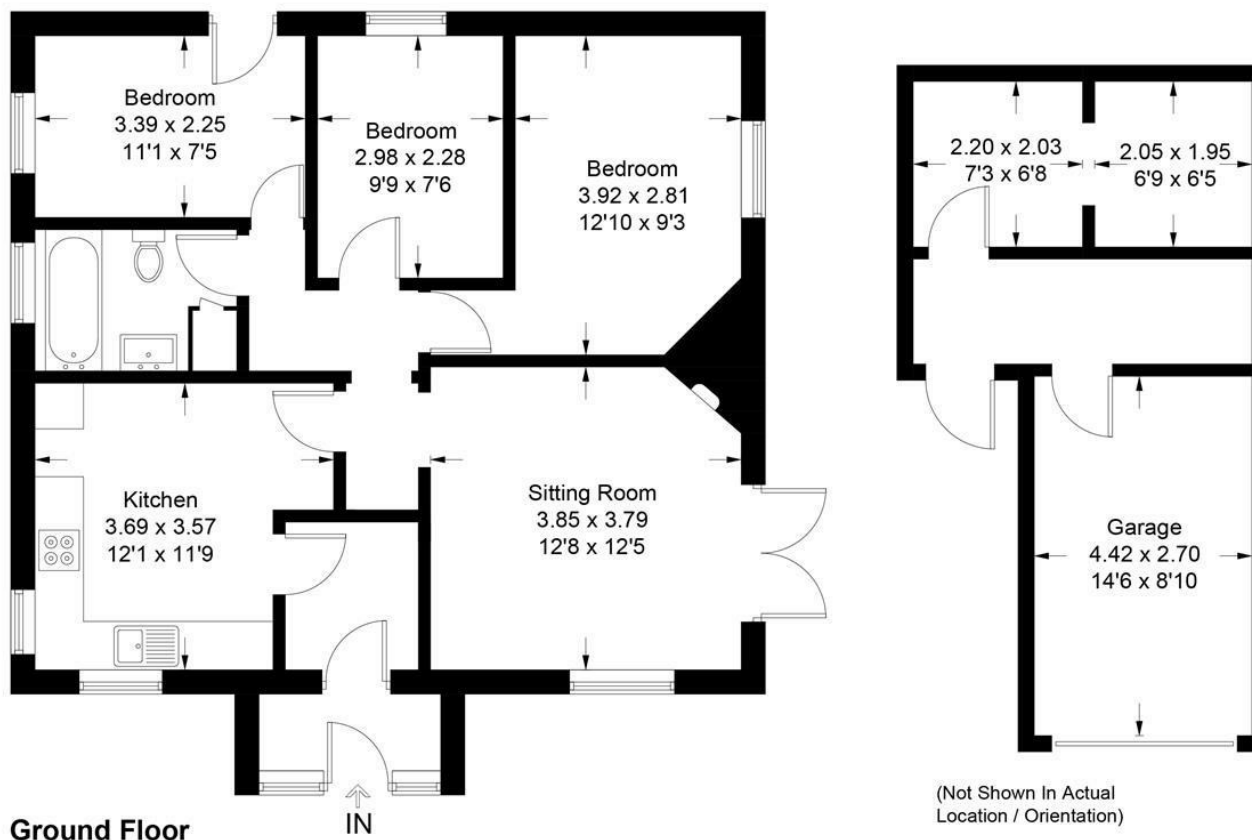
## Why Williams Harlows

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.



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 = 72.2 sq m / 777 sq ft  
 Outbuilding = 27.1 sq m / 292 sq ft  
 Total = 99.3 sq m / 1069 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. (ID1207505)

