



Paget Avenue, Sutton,  
Guide Price £375,000 - Freehold

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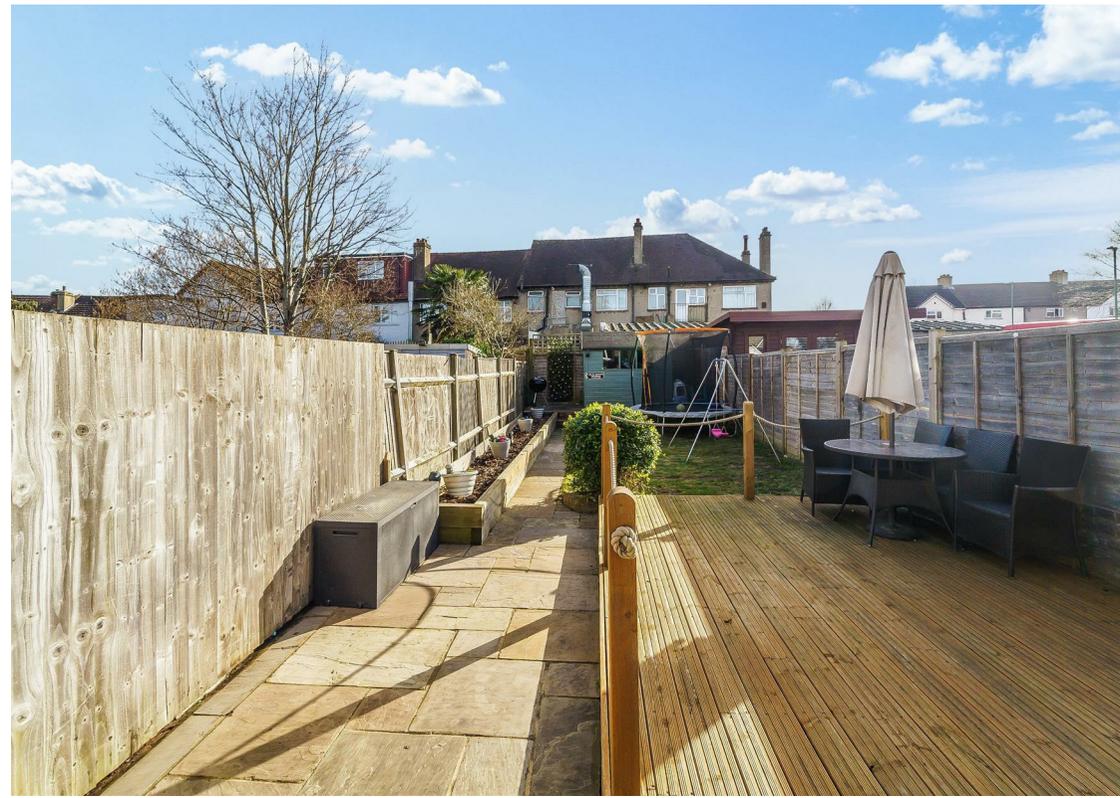
**WILLIAMS  
HARLOW**











Williams Harlow Cheam - A ground floor maisonette with a superb rear garden and a modern interior. Two bedrooms, lounge and bathroom. Located within easy access to St Philomena's school, Sutton town centre and Sutton Common train station. Offered with the freehold for the building and without ongoing costs for maintenance or ground rent etc.

## The Property

With its own front door, a real time benefit of a maisonette, and side access to its own rear garden this ground floor property offers much which other property just cant compete with. Two spacious bedrooms , a modern kitchen and bathroom and a sizable lounge await. The property has been nicely decorated with touches such as shutters and integrated hob and oven. The bedroom has views out onto...

## Outside Space

The rear garden is really impressive, sunny southern aspect and just under 60 ft in length. Landscaped beautifully with decking, path, lawn and raised beds.

## The Local Area

Enjoying Carshalton and Sutton in equal measure; this area is very sought after for families wanting great schools, parks and transport. Sutton is a green borough and this locations proximity to several parks is a great testament to that.

## Why You Should Buy

With a choice of flats to choose from in Sutton, this property stands out for the right reasons. Spacious, modern with outside space but most importantly greater control of your own property via ownership of the freehold for the building.

## Local Transport

### Buses

S2 - St Helier to Epsom

S1 - Banstead to Wallington

157 - Morden to West Croydon

407 - Caterham to Sutton

127 - Tooting to Purley

S3 - Malden Manor to Sutton Hospital

SL7 - Heathrow to West Croydon

Trains -

Carshalton Station 0.4 miles

Carshalton Beeches Station 1.0 miles

Sutton Common Station 1.0 miles

## Local Schools

Rushy Meadow Primary Academy State School Ofsted: Good  
0.2 miles

Carshalton High School for Girls State School Ofsted: Good 0.3  
miles

Muschamp Primary School and Language Opportunity Base  
State School 0.4 miles

Carshalton Boys Sports College State School Ofsted: Good 0.4  
miles

## Features

Two Bedrooms - Ground Floor - Bathrooms - Modern Kitchen -  
Rear Garden - Spacious Lounge - Freehold For Building

## Benefits

Handsome Exterior - Modern Interior - Sunny Private Rear  
Garden - No Static Ongoing Costs - Own Front Door - Side  
Access

## EPC and Council Tax

TBC AND C

## 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.



Cheam Office

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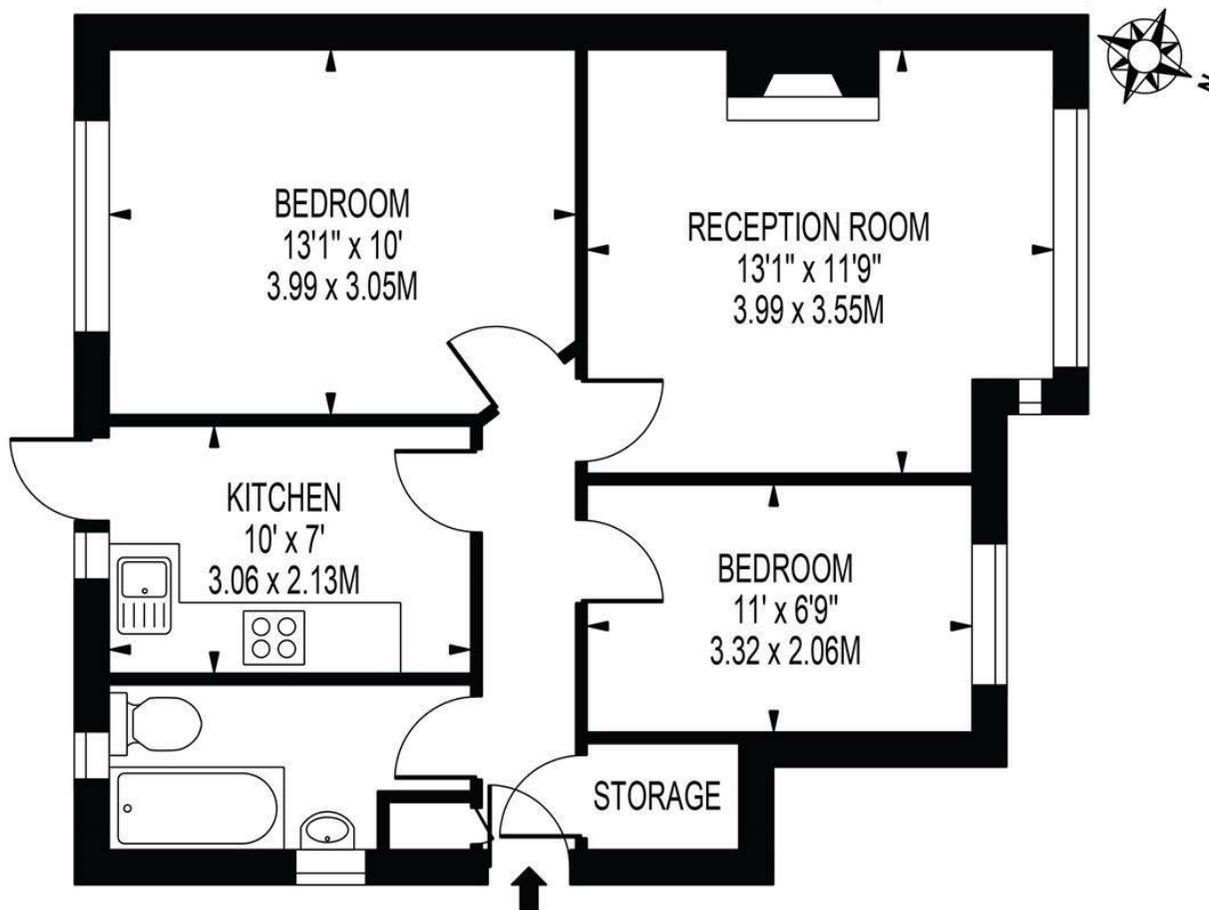
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## PAGET AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 541 SQ FT - 50.28 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

