

Ennerdale Close, Sutton,

Offers In Excess Of £300,000 - Leasehold

2 1 1

WILLIAMS HARLOW


Panasonic





















Williams Harlow Cheam - An attractive two bedroom maisonette offering a private entrance and a practical layout, set within a pleasant residential development. Ideally suited to first-time buyers, professionals or those looking to downsize, the property combines comfortable living space with convenient access to local amenities and transport links. Ready to view now.

The Property

Enter the property via your own private front door, with stairs leading to the first floor. Here you will find a spacious reception/dining room, a separate fitted kitchen and a well-proportioned bedroom. Stairs lead to the second floor, providing access to a further generous double bedroom, family bathroom and useful eaves storage. The property offers well-arranged accommodation across two floors, with a welcoming and homely feel throughout.

Outside Space

The communal areas are well maintained, with neatly kept lawns, attractive planting and tidy pathways. Each property benefits from its own covered entrance, creating a pleasant and welcoming setting.

The Local Area

A sought after selection of roads between Sutton and Cheam Village. Popular with families and generally quiet in terms of traffic etc, the roads don't feel as busy as some of the other parts of Cheam can be. The local park is great for dog walks and is under 5 mins walk. Fitness centres are found in all directions and close by, as are sporting facilities of all sorts. Essentially its greater, suburban London living at its best.

Why You Should View

A property which offers something for everyone, size and condition, location and convenience, ease of use and transport. Upsizing, down sizing or investing.

Benefits

Close to West Sutton Train Station – Walkable To Cheam Village – Walkable To Local Schools – Walkable To Parks – Close to Shops

Council Tax And EPC

D and E

Local Schools

St Dunstan's - State- Mixed - Ages 5 - 11
Homefield Prep - Fee - Boys - 3 - 13
Sutton High - Girls - Fee - 3 - 18
Nonsuch - Girls - Grammar - 11 - 19
Cheam High - Mixed - State - 11 – 19

Local Transport

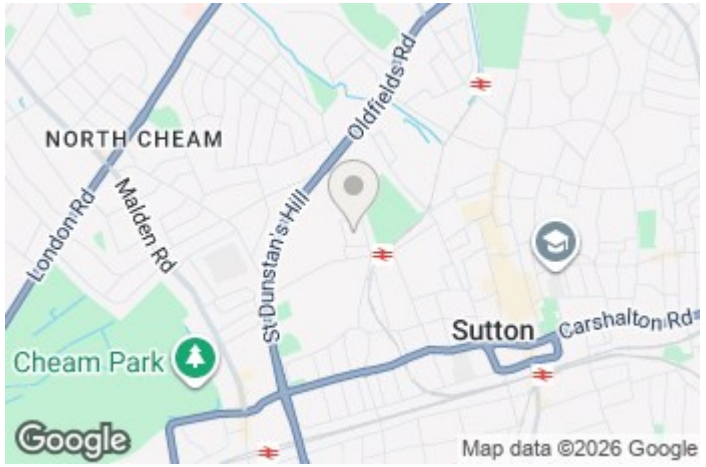
Cheam Train Station - London Victoria and London Bridge - Southern Service - circa 36 mins. Epsom - circa 7 mins.
West Sutton Train Stn: Thames Link, Sutton to St Albans via City circa 40 mins
Local Bus Routes:
80 - Belmont Via Sutton to Morden Tube.
413 - Morden to Sutton
SL7 – Superloop bus route to Heathrow
213 - Kingston to Sutton
151 - Wallington to Worcester Park

Service Charge and Lease

£720 service charge annually
£100 Ground Rent per year
Lease- 87 Years Remaining

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.



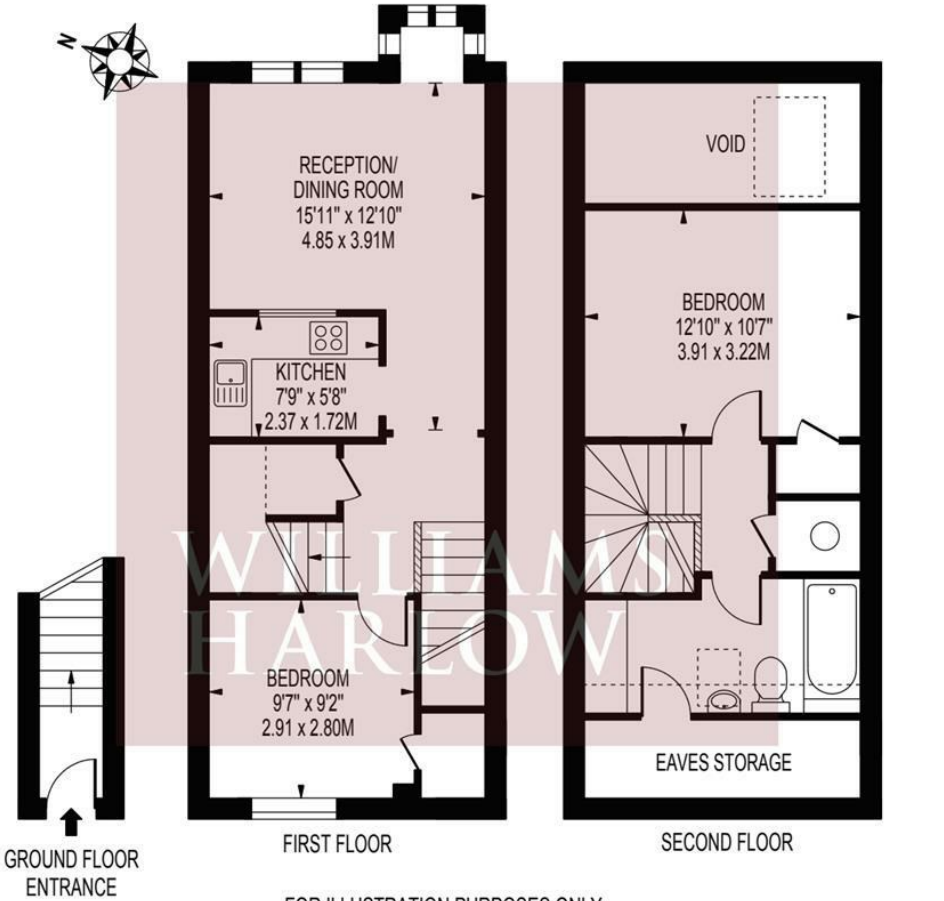
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

Cheam Office
Call: 020 8642 5316
5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk
www.williamsharlow.co.uk

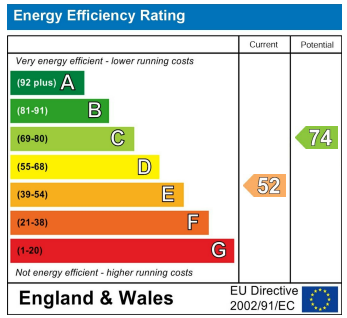
ENNERDALE CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **811 SQ FT - 75.31 SQ M**
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING VOID)
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **67 SQ FT - 6.24 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.



WILLIAMS HARLOW