



Erskine Road, Sutton,  
Offers In Excess Of £575,000 - Freehold



**WILLIAMS  
HARLOW**











Williams Harlow Cheam - A spacious house which benefits from the side and rear extensions, creating a homely and well presented house all packaged within a desirable Sutton location. Ready to view immediately, call now.

## The Property

A five bedroom, two bathrooms, three reception room house with the additional benefit of utility room and ground floor lavatory. The property is well presented and holds further potential if required. The property benefits from an integral garage. The decor is homely with a modern kitchen and it's likely you can move in and enjoy.

## Outdoor Space

Parking for two cars to the front and a pretty rear garden measuring circa 65 ft. With lawn and flower borders, a large timber shed/store is found at the end of the garden.

## 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.

## Vendor Thoughts

"This has been our family house for decades and not needing the schools etc we now seek a smaller house out of the area with land"

## Why You Should View

Its expected those who seek a house close to some of the best local schools will be interested. There are 14 schools and three train stations within one mile. Its perfectly balanced for families.

## Features

Five Bedrooms - Three Reception Rooms - Integral Garage - Two Bathrooms - Modern Kitchen - Utility Room - Ground Floor Lavatory - Parking - Storage

## Benefits

Close to Carshalton Station - Close to Sutton Common Train Station - Nearest School Rushy Meadow School - On S1 AND S2 Bus routes

## 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

## 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

## EPC AND COUNCIL TAX

C AND D

## 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.

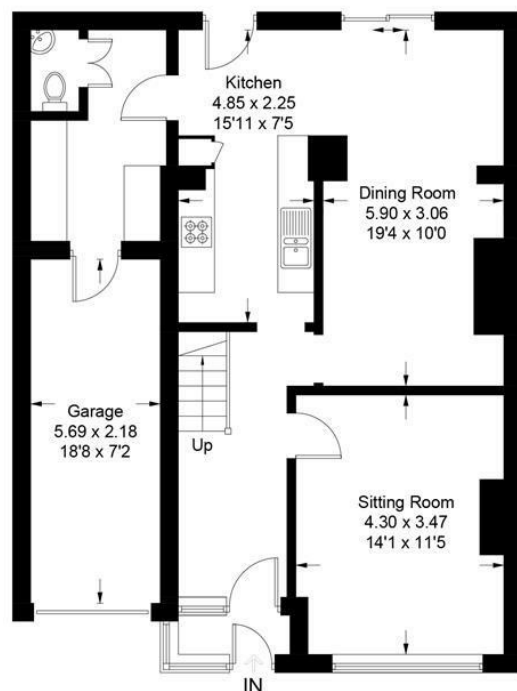


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

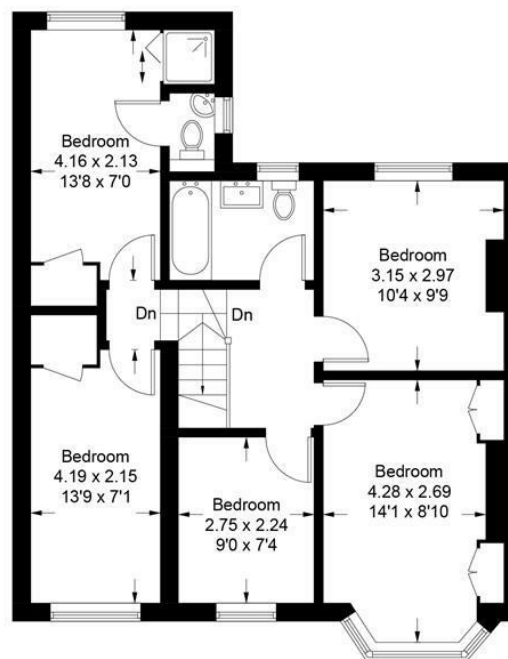
Approximate Gross Internal Area = 143.4 sq m / 1543 sq ft

Garden Studio = 18.2 sq m / 195 sq ft

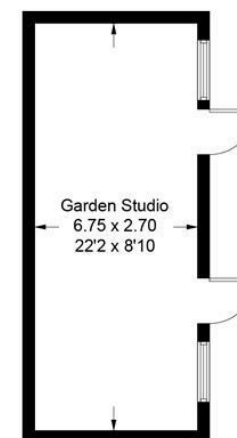
Total = 161.6 sq m / 1738 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>69</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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. (ID1207506)

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