



Shorts Road, Carshalton Village,
Offers Over £625,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam – A gorgeous period cottage which oozes charm and sophistication. Glorious kerb appeal, private courtyard garden, parking and conveniently located for Carshalton Village and St Philomena's girls school. Ready to view now.

The Property

Tucked away and off the beaten track this three bedroom refurbished cottage. Offering flexible accommodation and a homely interior, the property is a joy to be in. Two spacious reception rooms are available. In addition, a shaker kitchen with lots of storage and oak worksurfaces, ground floor shower and lavatory, a luxury first floor bathroom with shower cubicle, three bedrooms. Classic, homely and neutral décor vibe to create more than a house but a home.

Outdoor Space

The drive, between the picket fence and red robin hedge, offers parking for one car. Side gated access to the rear garden is available. The rear garden is a very pretty courtyard with a small lawn, gravel and patio to the double doors. West facing and sunny.

The Local Area

Carshalton Village is a gem within the wider Sutton area. A historic town with a highstreet, train station, parks and as strong sense of community its a lovely place live. Local schools are of a high standard and attract buyers from far and wide. Overall a greater London town which blends Surrey and London together.

Vendor Thoughts

"This has been a happy home for me but the time has come to downsize. My hope is that the next owner receives just as much enjoyment and love from the house as I have"

Why You Should View

Excellent location for St Philomena's school, Carshalton train station, picturesque Carshalton Village and Wallington. There is something life enhancing for everyone in all directions. Additionally, the house is wonderfully warm in character.

Features

Three Bedrooms - Semi Detached - Parking - Two Luxury Bathrooms - Two Reception Rooms - Flexible Layout - Courtyard West Facing Garden - Period Features

Benefits

Close to Schools - Close to Shops - Close to Trains and Buses - Flexible Accommodation to Suit Working From Home or Guests Staying - Private Rear Garden - Well Presented

Local Schools

St Philomena's Catholic High School for Girls State School Ofsted: Good 0.1 miles
St Mary's RC Junior School State School Ofsted: Good 0.2 miles
St Mary's RC Infants School State School Ofsted: Good 0.2 miles
Carshalton High School for Girls State School Ofsted: Good 0.4 miles

Local Transport

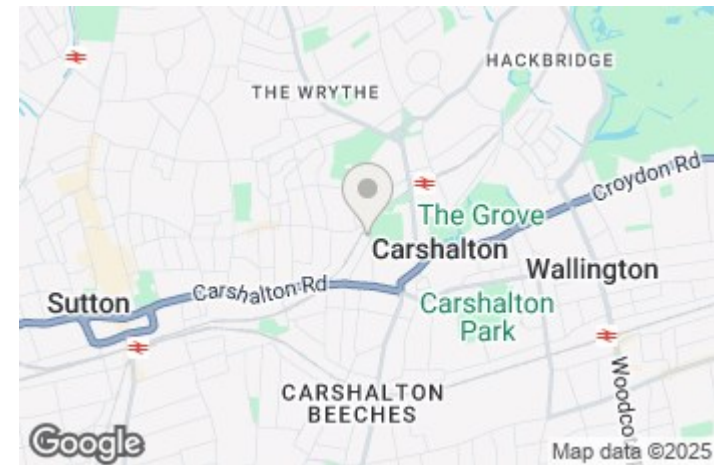
Trains
Carshalton Station 0.3 miles
Carshalton Beeches Station 0.5 miles
Sutton (Surrey) Station 0.9 miles
Buses
157 - Morden to West Croydon
407 - Caterham to Sutton
127 - Tooting to Purley
S3 - Malden Manor to Sutton Hospital
SL7 - Heathrow to West Croydon

EPC and Council Tax

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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.

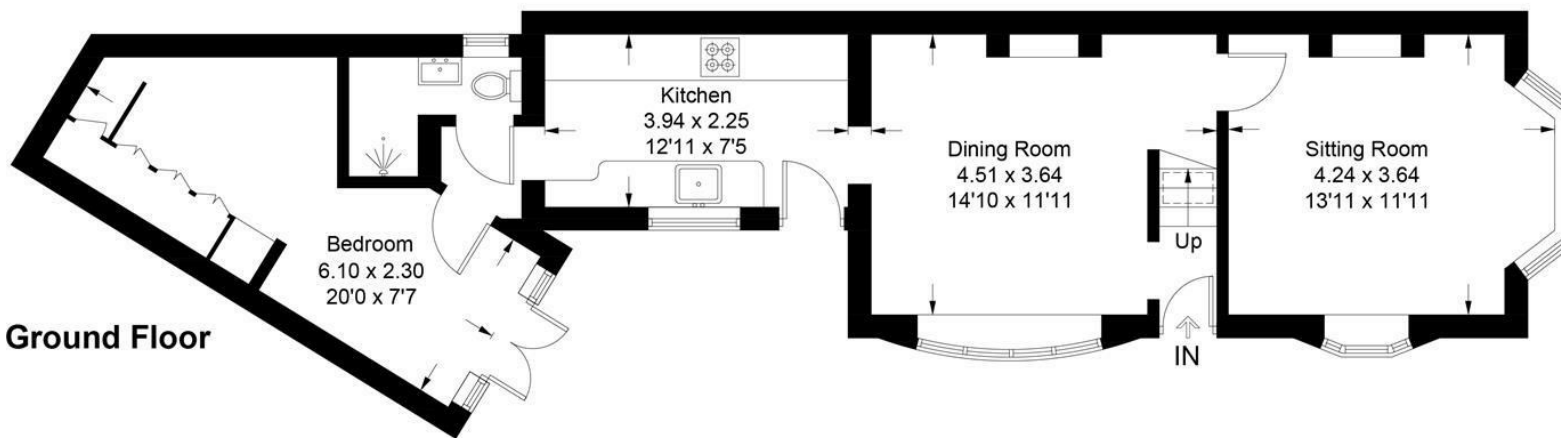
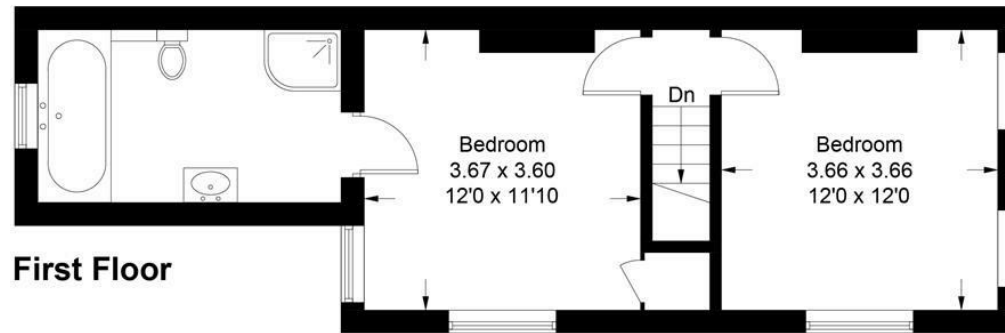


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 100.2 sq m / 1078 sq ft



 = Reduced headroom below 1.5m / 5'0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
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. (ID1204860)

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