



Kendal Gardens, Sutton, SMI 3LL
Offers In Excess Of £660,000 - Freehold



**WILLIAMS
HARLOW**



Williams Harlow Cheam – Handsome, modern, homely and located in a sought after part of Sutton; this four bedroom link-detached house is expected to be very popular. Read on for more information....

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











The Property

Four bedrooms, two reception rooms, kitchen, cloakroom and bathroom await. The modern build offers easy, energy efficient living (compared against 1930 property). The décor is clean and tidy with a neutral colour tones. The attached garage is usable and provides a driveway on which to park.

Outdoor Space

One of the most easy, low fuss gardens available. Patio, lawn and borders. Extremely sunny south facing aspect. Roll up and take a seat.

The Area

The nearest train station is Sutton Common (walkable in under 10 mins). Tucked away in a smart cul-de-sac and 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

Excellent hub for family life and just on the verge of the Sutton garden suburb, this gem of a property offers all the benefits of Sutton without compromise. The house is easy and ticks many boxes including garden aspect and four bedrooms.

Vendor Thoughts

"After the kids moved our need for access to shops and trains relaxed and we would like to move further out for a slower pace"

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

Local Transport

Sutton Common Station 0.5 miles

Sutton (Surrey) Station 0.9 miles

Carshalton Station 0.9 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

Pointers

- Four Bedrooms - Link Detached - Homely Decor - South Facing Rear Garden - Close to Sutton Common Train Station - Cul-de-sac - Close to Greenshaw - Close to a Gym - Off Street Parking – Garage - EPC D - Council Tax F

EPC AND CT

D AND F



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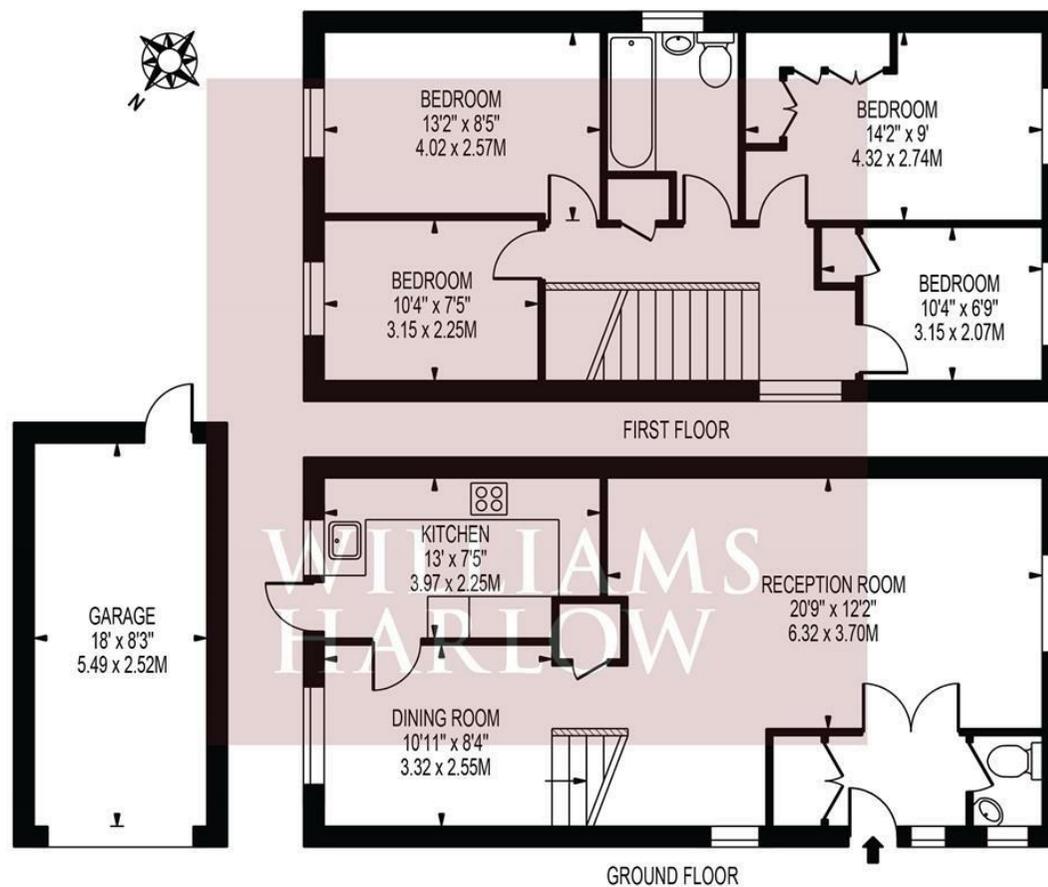
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KENDAL GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1119 SQ FT - 104.00 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 149 SQ FT - 13.83 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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