



The Linkway, South Sutton,
Offers In Excess Of £1,250,000 - Freehold

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**WILLIAMS
HARLOW**











Williams Harlow – Offered without an onward chain and lots of future potential. Located within one of the most prestigious South Sutton roads, this house is incredibly spacious both inside the house and the surrounding frontage and rear garden. Owned over a long period it is a loved family home with décor from yesteryear. That said it is perfectly liveable and offers flashes of luxury such as the marble bathroom suite, whilst the potential for change would reflect any future value. Ready to view now.

The Property

Accommodation includes six bedrooms, three bathrooms, three reception rooms, eat in kitchen dining room, separate utility room, cloakroom, entrance hall and landing. Very spacious with over 2600 sq ft, the new owner has multiple choice to either decorate but keep the existing layout, knock through and or change use of existing layout, or extend further. An exciting mix and flexible to many needs. It would certainly suit a medium to large family.

Outside Space

The previous owners were car enthusiasts and the ample parking to the front and double garage certainly hint at this. To maintain the tree lined roads appeal the road has controlled parking, so the ultra-convenient driveway is certainly welcome and beneficial. The rear garden is private and mature with the length approaching 150 ft. The over all plot measure .23 of an acre.

Local Area

The Linkway is as good as it sounds, a premier road where residents tend to stay for generations and where the most discerning home owner settles. The road is wide, tree lined and grass verged. The vicinity is South Sutton or SM2 and its between the Harris academy and Barrow Hedges Schools. The area is excellent for families and includes tennis clubs, golf courses, horse trails, and many more clubs. Importantly the area feels safe for your family to walk around and be within at all times. Sutton sits between Croydon and Kingston and enjoys the rich tapestry of Greater London and Surrey living.

Why You Should View

Having nurtured the previous family over a generation, the chance to do the best for your family is right here. The amenity value is incredibly high and includes schools to walk to, rich transport options on hand and lots of local sport facilities.

Vendor Thoughts

“We grew up here and sadly the house has passed to us. This house was Dad’s pride and joy, he put so much into this house. Holding so many memories for us, we sell due to living in different parts of the world and without an immediate need for a house of this size in the UK”

Features

Six Bedrooms - Three Reception Rooms – Double Garage – Eat In Kitchen – Three Bathrooms – 143 Ft Rear Garden – Parking For Multiple Cars To Drive

Benefits

Walk To Harris Academy – Premier Area – Potential To Modernise – No Onward Chain – Bus and Trains Close By – Between Sutton/Cheam/Carshalton Beeches/Banstead High Street

Local Schools

The Avenue – Mixed State – Ages 3 – 11
Barrow Hedges – Mixed State – Ages 3 – 11
Harris – Mixed Academy – Ages 11 – 19
Seaton House – Mixed Fee Paying – 2 – 11
Devonshire – Mixed – 3 – 11

Local Transport

Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton Circa 32 mins) to Epsom (Circa 10 mins) and Horsham (Circa 47 mins). Thames Link Sutton to St Albans via City (Cira 44 Mins).

Buses -

80 - Belmont Via Sutton to Morden Tube.

164 - Sutton to Wimbledon

280 - St Georges Tooting to Belmont Via Sutton

N44 - Trafalgar Sq to Sutton

S1 - Banstead to Mitcham via St Helier Hospital

S3 - Belmont to New Malden Via Sutton

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Why Williams Harlow

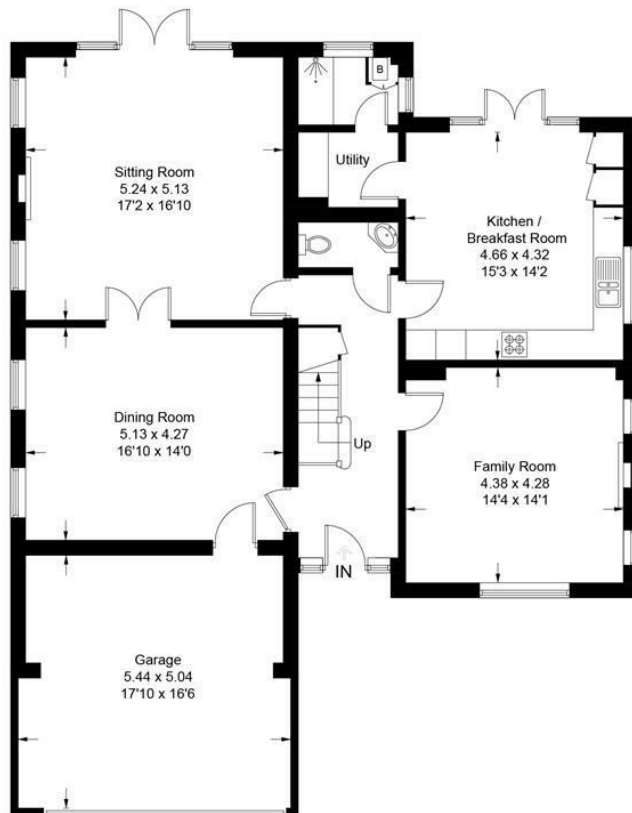
We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

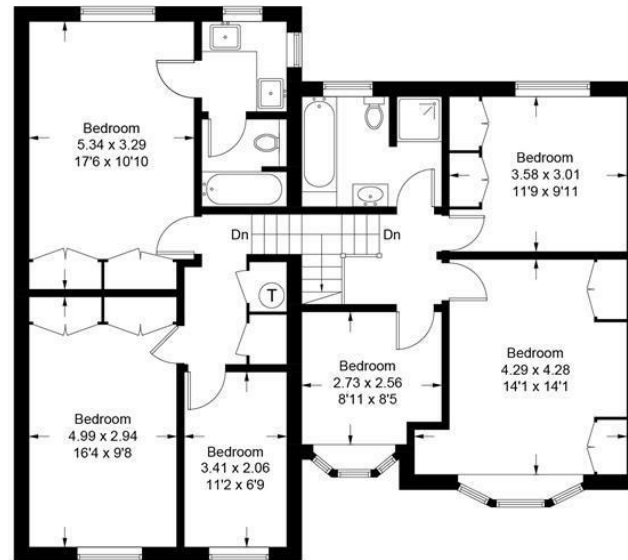


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 246.5 sq m / 2653 sq ft
(Including Garage)



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(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

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. (ID1296803)

