



Brandon Road, Sutton, Greater London SM1 1RP  
Guide Price £425,000 - Freehold



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**WILLIAMS  
HARLOW**



Williams Harlow Cheam - A charming period cottage within a short walk of Sutton town centre. The ultra convenient location draws you in and its the appeal and potential that seals the deal. Its easy to see yourself living here for many years to come. Having lovingly served the same family for generations, now its time to change owners. Providing double bedrooms, spacious kitchen, lounge and bathroom as well as front and back gardens, its a must view. No onward chain and the ability to view ASAP help with convenience, contact us now.

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



## The Property

Delectable period property which will fast become your nest for many years to come. This charming cottage has been in the family for generations and its easy to see why; cosy and modern décor in an easy to use layout. You enter into the lounge, complete with its feature window and chimney breast, moving further through the ground floor you come to the kitchen dining room, inner lobby and bathroom. Up on the first floor, the property offers two double bedrooms and a third single. Its a good size whilst maintaining the inherent character appeal of period cottages.

## Outdoor Space

Its easy to see that the front and back gardens have been used and loved as an outdoor haven. With the picket fence, side garden and block paved path to the front and the arbour area, block paved hard standing, trellis woodwork to the walls and shed to the end of the rear garden its a delightful area to entertain and create memories.

## The Local Area

Sutton high street, with its plethora of shopping/eating/leisure choice, awaits within a short walk. For those unfamiliar with Sutton, its has always been a family orientated London suburb. Roads of characterful Victorian property are common and the area has lots of highly graded schools for all ages. As a testament to the popularity, the area was choice for many recent Hong Kongese settlers.

Sutton is also blessed with excellent commuting train lines into several Central London destinations as well bus networks to other local towns; this property is between Sutton (just over 1 mile and multiple lines) and West Sutton train (under 1 mile and Thameslink lines).

## 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  
213 - Kingston To Sutton  
151 - Wallington to Worcester Park

## Local Schools

Sutton High - Fee Paying - Ages 3 - 18.  
St Philomena's - Catholic State - 11 - 19.  
Cheam High School - Sate - 11 - 19.  
Sutton Grammar - State - 11 - 19.  
Robin Hood Infants and Junior - State - 3 - 11  
Homefield prep - Fee paying - 4 - 14  
Westborne infants and junior - 3 - 11

## Why You Should View

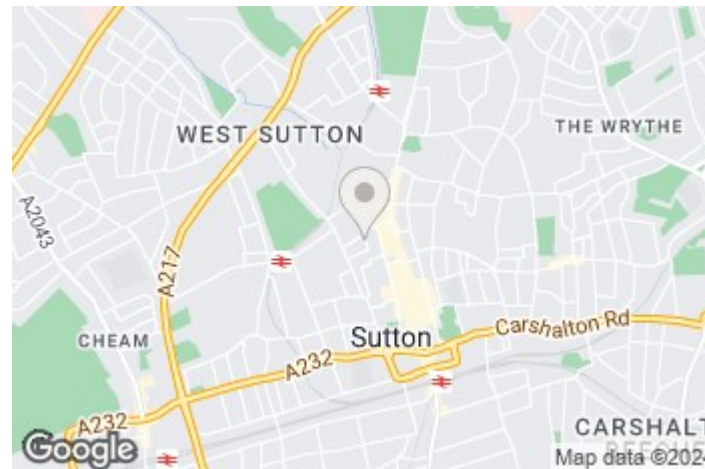
Amazingly convenient for shops, restaurants and all the best that Sutton can offer, this cottage will pay back over a lifetime all the love you put into it.

## Bullets

Three Bedrooms - Period - No Onward Chain - Short Walk To Sutton High Street - Pretty Gardens - Modern Interior

## EPC and Council Tax

Council Tax C, Energy Rating D



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,

SM3 8BH

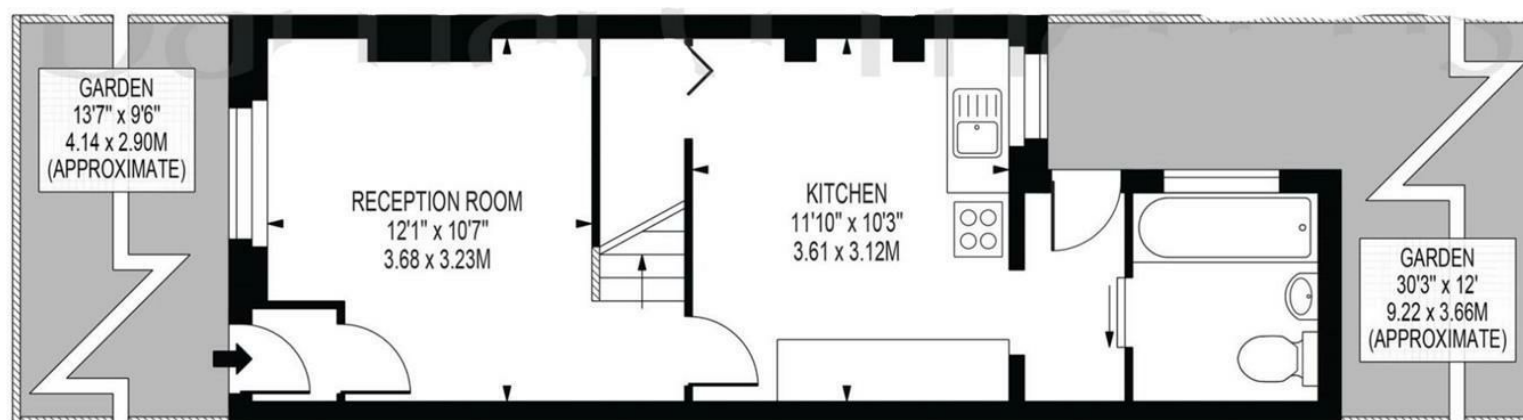
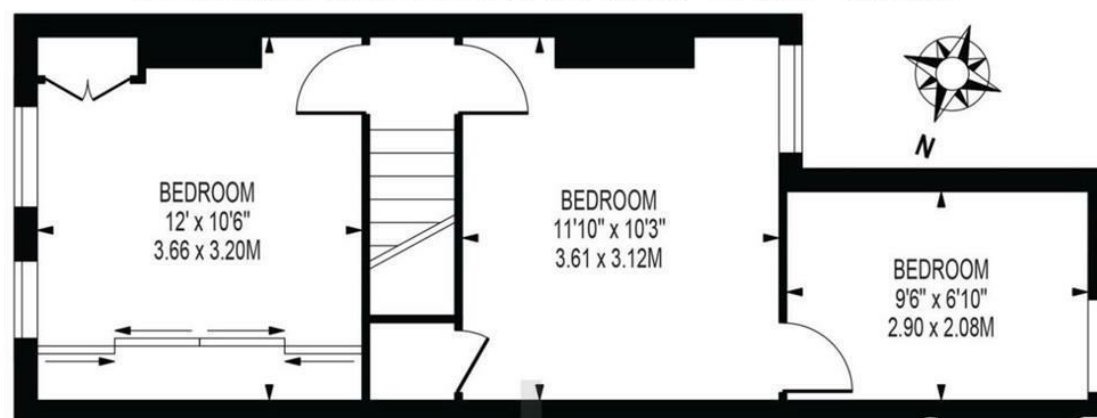
[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

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## BRANDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 701 SQ FT - 65.13 SQ M



GROUND FLOOR  
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.

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