

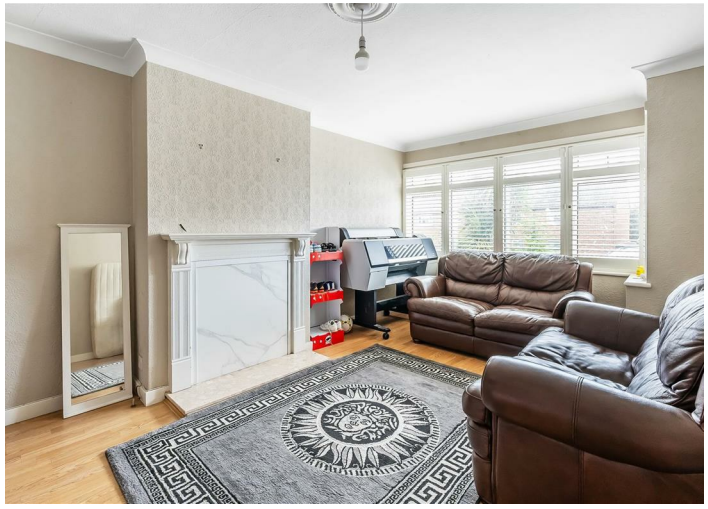
Duke Of Edinburgh Road, Sutton,

Offers In Excess Of £500,000 - Freehold

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WILLIAMS HARLOW












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IMPORTANT











Williams Harlow Cheam - Offering lots of potential, options and flexibility, this excellent three bedroom semi-detached house is impressive. Offered without an onward chain and ready to view, this house is ideally located for lots of great family styled amenities such as St Helier hospital, Greenshaw high school and Sutton common train station. Local buses link Morden tube for another commuting option to Central London. Flexible, any purchaser has the ability to work from home within the garden cabin found at the bottom of the West facing rear garden.

The Property

A three bedroom semi-detached house in need of modernisation. The layout remains as built and consisting of entrance hall, two reception rooms, kitchen, three first floor bedrooms and bathroom. With obvious potential to extend or change the layout the house is an exciting option.

Outside Space

With a garage to the side of the house, the driveway to the front leads up to it and also provides off street parking in front of it. Most of the frontage is crazy paved, ideal for parking. The west facing rear garden consists of patio and lawn which leads to the cabin at the bottom of the garden. The rear garden will be sunny, taking full advantage of the west facing aspect.

The Local Area

An ideal location which takes advantage of Sutton, Carshalton and access to Morden from one easy location. Buses journey between Morden, Worcester park, Sutton and Wallington frequently along nearby Wrythe Lane. Highlights of the local area include St Helier hospital and Greenshaw school; both a short walks away and will attract many. Historical Sutton and Carshalton as wider area's have lots of parks and green areas to enjoy whilst being peaceful suburbs within the Greater London area. Always popular as a commuting town with three main line train services into Central London, the area also has access to excellent road networks such as M25 and A3.

Why You Should Buy

The attraction of a no onward chain simplifies any purchase, additionally the benefit of modernising allows you to create your home to your taste; both are inviting options for any purchase.

Features

- Three Bedrooms - Two Reception Rooms - Semi Detached - Garage To Side - Upstairs Bathroom - Garden Cabin - Off Street Parking - West Facing Rear Garden - Solar Panels

Benefits

Needs Modernisation - Buses To Morden Tube Close By - Walk To St Helier H. - Parks Close By - Walk To Greenshaw - Between Sutton/Carshalton/Morden - No Onward Chain

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

• Trains: Sutton Common Station 0.8 miles
• Carshalton Station 0.6 miles
• Sutton (Surrey) Station 1.2 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

EPC And Council Tax

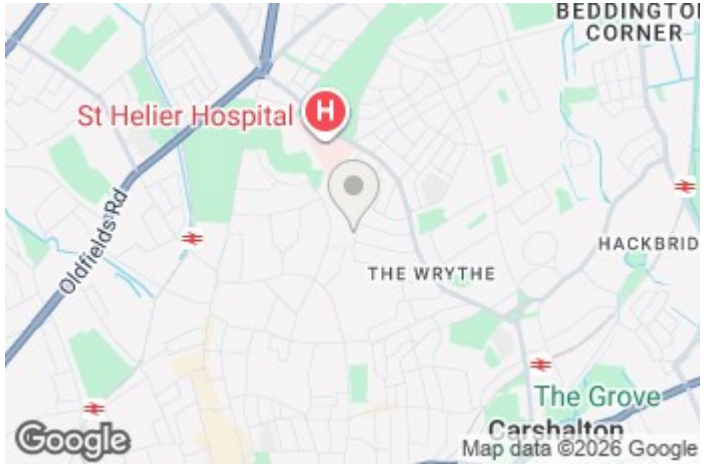
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Enhancement & Staging Disclaimer

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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.



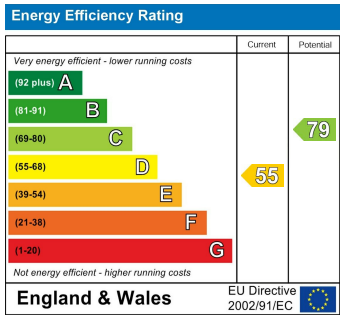
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Approximate Gross Internal Area = 83.8 sq m / 902 sq ft
Outbuildings = 22.3 sq m / 240 sq ft
Total = 106.1 sq m / 1142 sq ft





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. (ID1308479)

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