



Upland Road, South Sutton, SM2 5JB  
Offers In Excess Of £875,000 - Freehold

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**WILLIAMS  
HARLOW**



Williams Harlow Cheam – A spacious, four bedroom family house in South Sutton. Located in a highly sought after cul de sac and within walking distance of Sutton town centre and Carshalton beeches (superbly combining the best of both, such as the train stations at both, the vast array of shops in Sutton and the glorious outdoors of the Beeches). Having been a generational home for the current seller, we are proud to play some part in the next owner enjoying a significant part of their life here. Call to view now.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









## The Property

A handsome house with gravitas of appeal. Charming kerb appeal beckons you up the driveway and into the property. Once inside, the property is modern with inherent character. Small changes and additions have happened over its life time and the result is four bedrooms with fitted wardrobes, two reception rooms, eat in kitchen, family bathroom, separate W.C and family sized entrance hallway and landing. The kitchen and reception room host views of the extra special rear garden.

## Outdoor Space

A front driveway leading to the integral garage and side access path leading to the rear garden, leading into a 122ft west facing rear garden. An obvious delight and hobby for the sellers, the rear garden is exceptionally well stocked and visually harmonious. The patio comes off the house and runs into the lawn; the lawn runs to the end of the garden past the summer house and mature trees and ends at the rear tree line border.

## The Area

Extra supportive of modern family life, amenities on hand include; schools, transport, shops and outdoor interests. You're within a short distance of some of the most sought after local schools which include Barrow Hedges/Avenue Road/Harris, Carshalton beeches train station provide services into London Victoria, the mini high-street just down the road offers convenience whilst Sutton town centre the choice of shops and you are surrounded by outdoor pursuits such as bridle paths, down land and golf courses. Sporty types will relish the many tennis clubs, fitness clubs and sporting grounds dotted around. Sutton and its surrounds offer everything you need.

## Why You Should View

Handsome good looks, a large sunny garden and further potential should one desire it, this house offers the new owners a chance to future proof their life for decades to come.

## Vendor Thoughts

"Having made the difficult decision to downsize, we will truly miss the community spirit within the road and the peacefulness

of the location. There is a footpath at the southern end which leads directly into Banstead Road - we often use this when we walk to Oaks Park"

## 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 (Circa 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 - Barnstead to Mitcham via St Holier Hospital  
S3 - Belmont to New Malden via Sutton

## Pointers

- Four Bedrooms - Semi Detached - Driveway - Garage - West Facing Rear Garden - Cloakroom - South Sutton - Close To Barrow Hedges and Harris – Close to local sport clubs - EPC TBC AND COUNCIL TAX F



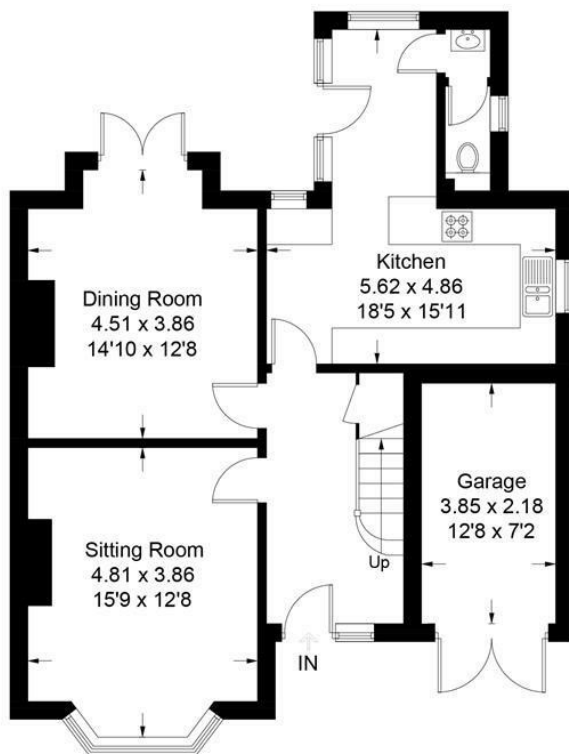
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 135.1 sq m / 1454 sq ft

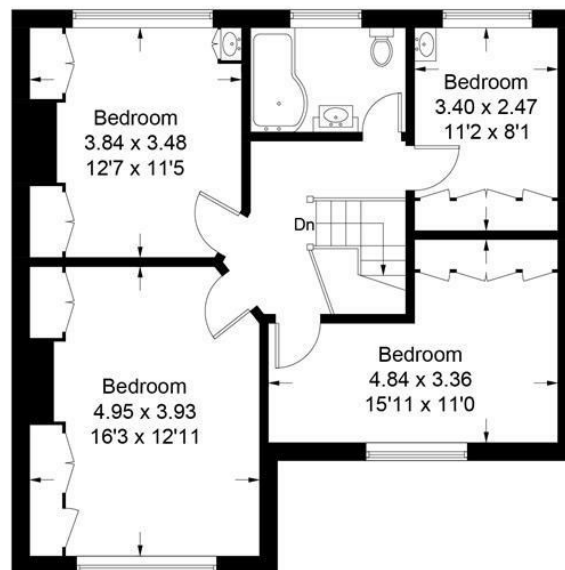
Garage = 8.8 sq m / 95 sq ft

Out Building = 8.8 sq m / 95 sq ft

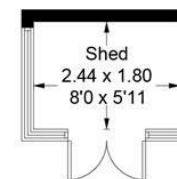
Total = 152.7 sq m / 1644 sq ft



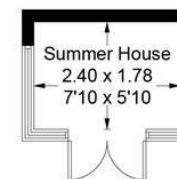
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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. (ID1025373)

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