



Beggars Roost Lane, Sutton, Surrey SMI 2DX  
Guide Price £800,000 - Freehold

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**WILLIAMS  
HARLOW**



Williams Harlow Cheam – Exceptional value for money, character cottage. Detached property, detached double garage, private road close to Sutton Town centre. The property is rich in period features and offers features such as an eat-in kitchen, en-suite bathrooms and two reception rooms. Ready to view now through Williams Harlow 0208642 5316.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 84        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 62                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |









## The Property

Abundant charm and character. Private, quirky and unique in many ways. Providing the size of a spacious detached house, 1642 sq ft, but possessing the appeal of an old English cottage is a rare feat and very appealing. The house is in a row of four detached houses, within a private slip of a road which ends at the last house. With lots of parking and a detached garage to the side, ideal for hobbies and or conversion, the house sits within a surrounding rose garden on both sides of the service road. The house was originally built around the turn of the last century and was extended later, in the 1930's, to provide additional accommodation. Internally, the accommodation includes four bedrooms, two bathrooms, a bedroom shower cubicle, upstairs and down separate toilets, eat in kitchen, two large reception rooms and entrance hall. Character and original features appear throughout and ensure this house is a stand-out option.

## Outdoor Space

The garden surrounds the property and features on both sides of the road. It's a charming cottage garden and very much in the same style as the house. Ornamental roses, clematis and hydrangeas are all on show. The driveway between the house and garage is great for at least two cars. N.B. The plot sides a much lower level railway line.

## The Area

Walking distance to Sutton town centre but still within short hops from West Sutton and Cheam, you get to have the best of all worlds. Sutton with its comprehensive shopping centre, Cheam with its laid back village appeal and West Sutton with its Thameslink train station. Sutton is best known for its period architecture and excellent schooling. The area has wonderful family and sporting amenities, such as cricket and rugby fields, golf courses and tennis clubs. The road network is excellent and links to the A3 and M25 are close by. The peaceful neighbourhood will fill you with confidence when the family needs to walk home from school or work.

## Why You Should View

With small compromises such as the railway line and a selection of small gardens taken into consideration, the value is considered excellent in today's market. We strongly believe you will not find a comparable house in such an appealing and sought-after location. The size, privacy and access to comprehensive local amenities ensure this should be a family home for generations to come. If you seek a large family home close to Sutton High, shops and restaurants, and transport, then this could be just what you are looking for at a very attractive price.

## Vendor Thoughts

"We have lived in many houses and roads in and around Cheam; this one has a special place in my heart. After losing my husband, the house has become just too big for me and, although a wrench, I've found a new property which I intend to move to".

## Local Schools

Sutton High - Fee Paying - Ages 3 - 18  
Cheam High - State - 11 - 19  
Cuddington Croft - State - 3 - 11  
Avenue - State - 3 - 11  
Nonsuch Girls - Grammar - 11 - 19  
Glynn - Boys State - 11 - 18

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
Bus Routes from Cheam Village -  
151 - Wallington to Worcester Park.  
213 - Kingston Tiffin Sch to Sutton.  
SL7 - West Croydon to Heathrow  
X26 - West Croydon to Heathrow Via Kingston

## Pointers

Charming Cottage with Spacious Interior - Private Road - En-suite To Master Bedroom - Walking Distance to Sutton - Close to Transport - Double Garage - Small Cottage Garden -

## Vendor Suited

Off Street Parking - Four Bedrooms - Two Bathrooms - Shower Cubicle to Bedroom - Eat In Kitchen - EPC D COUNCIL TAX F



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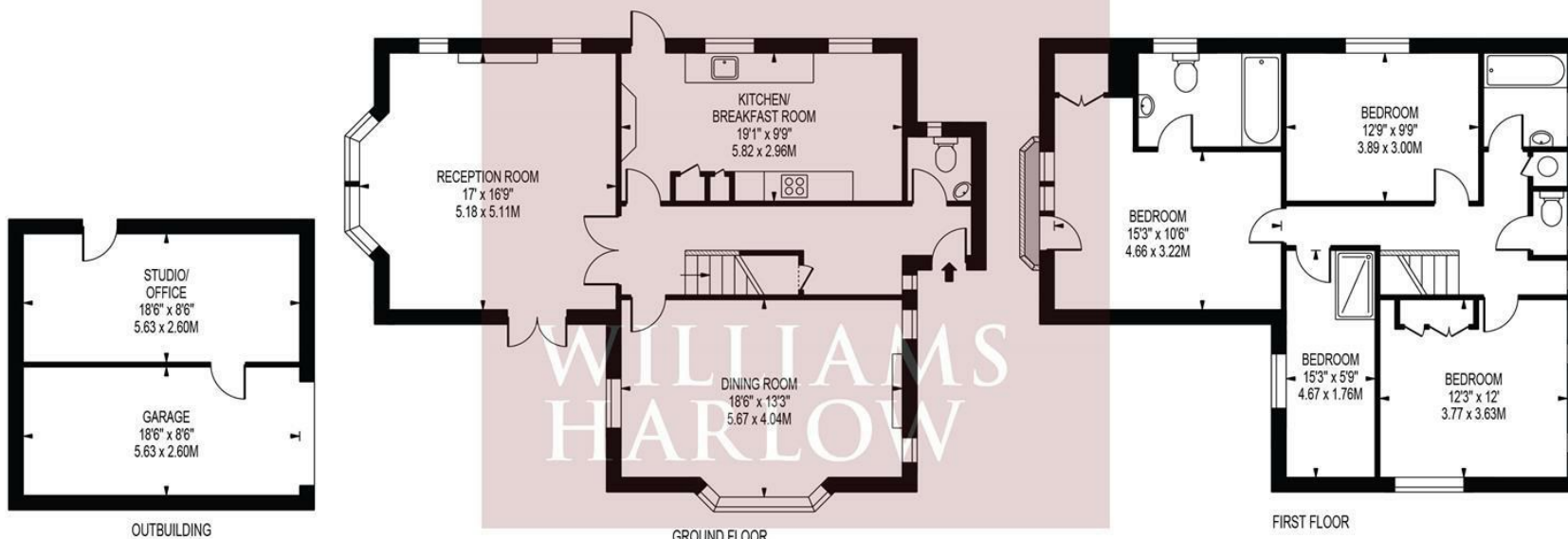
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## BEGGARS ROOST LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1642 SQ FT - 152.54 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 323 SQ FT - 30.01 SQ M



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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