



Northpoint Close, Sutton, SM1 3SQ  
Offers In Excess Of £575,000 - Freehold



**WILLIAMS  
HARLOW**





Williams Harlow Cheam – Handsome, modern, homely and extremely well located; this semi-detached house is expected to be very popular. Read on for more information....

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





















## The Property

Three bedrooms, cloakroom, two reception rooms, kitchen and two bathrooms wait. The modern build ensures low running costs and low on-going maintenance.

## Outdoor Space

The rear garden is extremely practical and offers immediate access and use. With privacy on hand, you can really relax in comfort and entertain in style. The faux lawn will make the garden look great all year. Within the grounds of the private road, there is allocated parking as well as visitor parking.

## The Area

The nearest train station is Sutton Common (walkable in under 10 mins). Tucked away in a smart cul-de-sac and with great amenities on hand such as the Tennis academy and Sutton's comprehensive High Street. The highly regarded Greenshaw high school is only a short walk, as is All Saints Benhilton and a little further on you will find Sutton Grammar.

## Vendor Thoughts

"We have been happy with all the amenities at close hand and being away from any passing traffic."

## Why You Should View

Want something ready to move into? You have found it. Looking for a property in a sought after location? Here it is. Worried about rising energy costs? This house will minimise the on-going cost. Would you like to walk into town and see a movie on a weekday evening and at short notice, or maybe walk to Sainsbury's when you have run out of bread or milk; the option is yours and with a whole lot more on hand.

## 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 0.5 miles  
Sutton (Surrey) Station 0.9 miles  
Carshalton Station 0.9 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

## Pointers

Three Bedrooms - Semi Detached - Homely Decor - Private Rear Garden - Close to Sutton Common Train Station - Cul-de-sac - Close to Greenshaw - Close to a Gym - Off Street Parking – High EPC Rating - EPC C - Council Tax E

## Private Roads Costs

Circa £125 per 1/4

## Council Tax and EPC

E AND E





Cheam Office

Call: 020 8642 5316

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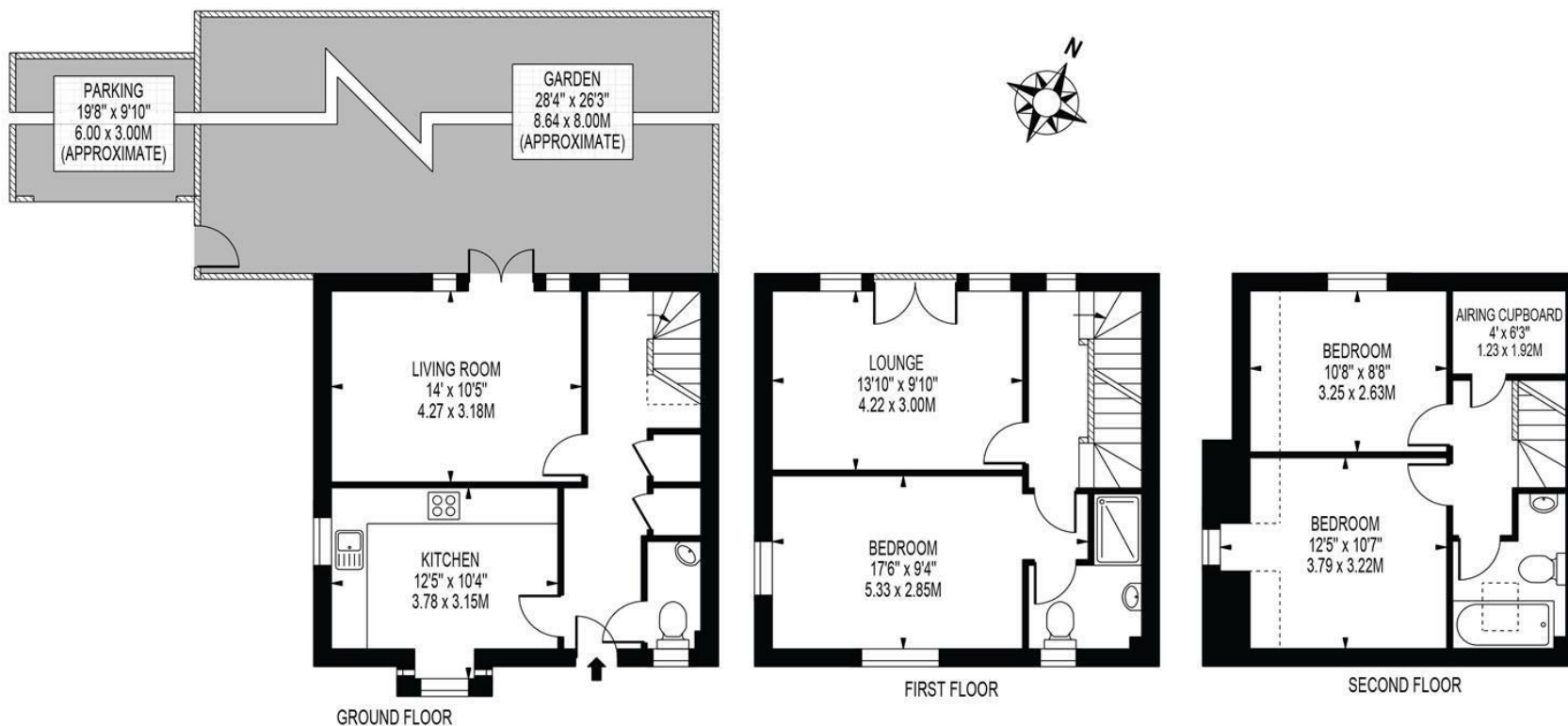
[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

## NORTHPOINT CLOSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1143 SQ FT - 106.20 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 28 SQ FT - 2.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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