



Harcourt Field, Wallington, Surrey SM6 8BA  
Offers In Excess Of £750,000 - Freehold

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**WILLIAMS  
HARLOW**





Williams Harlow Cheam – Spacious five bedroom family home close to Wallington Grammar. From the cul-de-sac from which it is located, the offering includes a low crime area, fast available internet speeds and a short walk of Wallington train station and high-street. The vendor has found an onward move and this property is available to view.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



















## The Property

Three floors of accommodation which include, five bedrooms, two bathrooms, extended dining room, lounge and kitchen. The décor is homely and modern.

## Outdoor Space

With a south facing garden you can look forward to long hot sunny days. Journey down the 80ft rear garden and reach the summer house which can act as home office or hobby room depending on need.

## The Area

Wallington forms part of the borough of the Greater London borough of Sutton. As Sutton borders Surrey, it has a blend of the relaxed Surrey vibe with the convenience and shopping experiences of Greater London. The initial draw for many will be the excellent local schools, which are varied and outstanding. Additionally, the area has two long and busy high roads and a train station serving London Victoria and London Bridge. Of the area, its considered that South Wallington is the most favoured postcode to live in and thankfully this property fits that brief. Nearby towns include Croydon, Banstead, Sutton and Carshalton.

## Reasons To View

Tucked away yet accessible for kids coming back from school, journeys to work or visiting guests. Coupled with parks, gyms and shops all close by this property has amenity value in abundance.

## Vendors Thoughts

“This house has seen many happy times as a family and as the kids grow and move on, we wish to explore the same”

## Pointers

Five Bedrooms - Semi Detached - Homely Decor - South Facing Rear Garden - Close to Wallington Grammar - Two Bathrooms – Spacious – Close To Highstreet – Close To Train Station - Summer House - EPC D - Council Tax E

## Local Schools

John Fisher – Boys Catholic- Ages 11 – 18  
Foresters Primary – Mixed state – ages 3 – 11  
Bandon Hill – Mixed state – ages 3 – 11  
Wallington Girls – Grammar – ages 11 – 18  
St Elpheges – Mixed Catholic, Ages 3 – 11  
Wilson's – Boys Grammar – Ages 11 – 18

## Local Transport

Buses From Wallington:

127 - Wallington to Tooting  
151 - Wallington to Worcester Park  
157 - Wallington to Morden  
410 Wallington to Crystal Palace  
455 - Purley to Wallington Via Wets Croydon  
463 - Coulsden to Mitcham  
633 - Coulsden to Mitcham  
S4 - Wilsons School to St Helier

Trains from Wallington: Southern Service London

Victoria/Bridge (Circa 40 mins) to Epsom. (Circa 16 mins)

## EPC AND COUNCIL TAX D AND E





Cheam Office

Call: 020 8642 5316

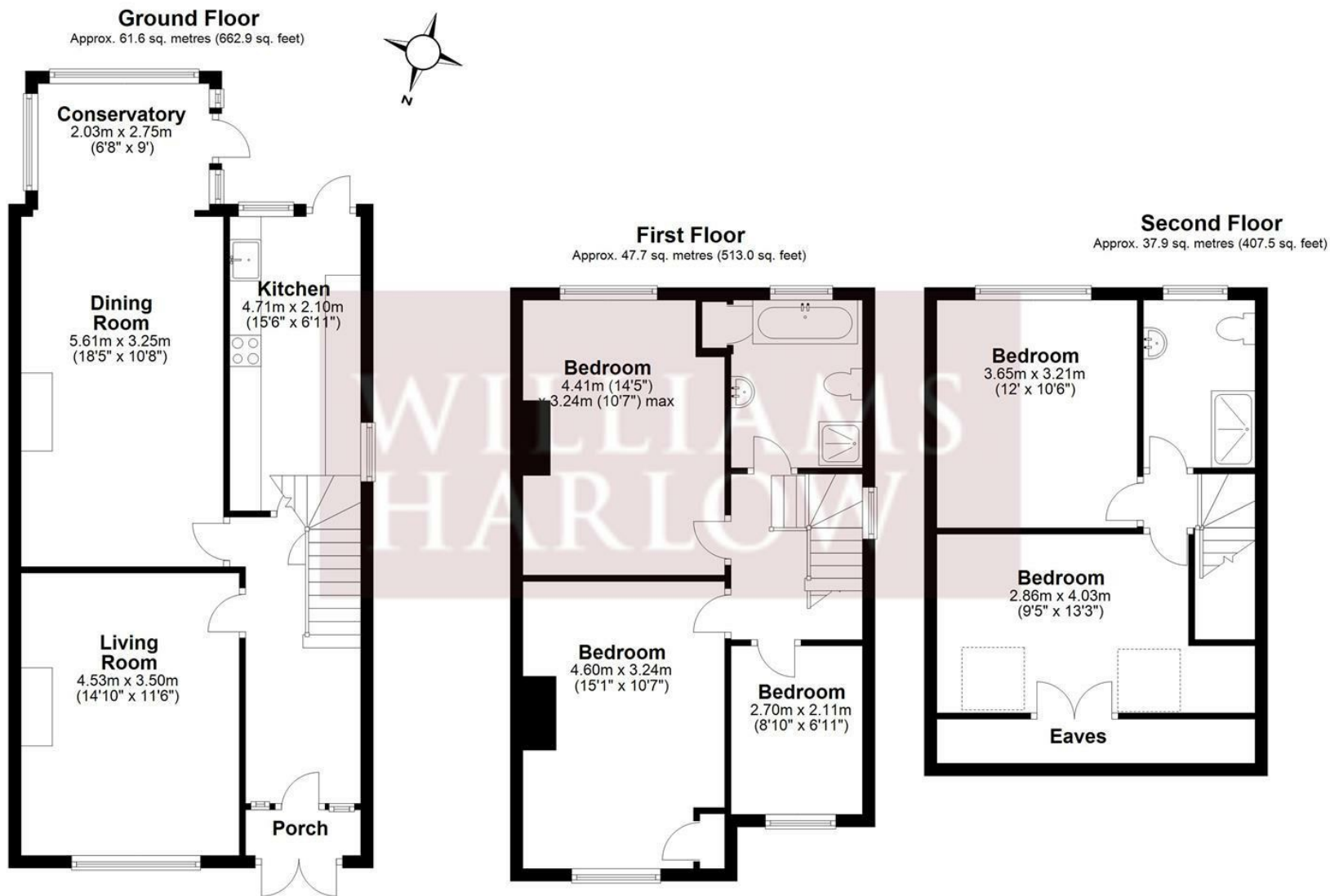
5 The Broadway, Cheam, Surrey,

SM3 8BH

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Total area: approx. 147.1 sq. metres (1583.4 sq. feet)

