



Orchard Road, Sutton, Surrey SM1 2QA
Offers In Excess Of £575,000 - Freehold



**WILLIAMS
HARLOW**



Williams Harlow Cheam – Immensely popular location close to Sutton High Street and its many shops, restaurants and amenities. Rare character style of link detached, with the addition of a garden and off street parking, its an excellent property. This three bedroom home is offered without an onward chain and ready 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	58	
(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 link-detached house with a cottage feel. We believe the build date to be circa 50's and it's a unique house with lots of character. Three bedrooms, two reception rooms, kitchen and bathroom complete the accommodation.

Outdoor Space

With most of the surrounding property requiring on road permit parking, the ability to have an off road parking space is extra handy for such a convenient spot. To the rear of the property a pretty 40 ft garden.

The Area

Sutton high street, with its plethora of shopping/eating/leisure choice, awaits within a short walk. For those unfamiliar with Sutton, its has always been a family orientated London suburb. Roads of characterful Victorian property are common and the area has lots of highly graded schools for all ages. As a testament to the popularity, the area was choice for many recent Hong Kongner settlers. Sutton is also blessed with excellent commuting train lines into several Central London destinations as well bus networks to other local towns; this property is between Sutton (just over 1 mile and multiple lines) and West Sutton train (under 1 mile and Thameslink lines).

Reasons To Buy

Amazingly convenient for shops, restaurants and all the best that Sutton can offer, this cottage will pay back over a lifetime all the love you put into it.

Vendor Thoughts

"This has been an excellent property for us. Purchased for its convenience to the high-street, we have enjoyed the ease of walking to shops, restaurants and cinema. Additionally the transport options are varied and abundant"

Pointers

- Three Bedrooms - Link- Detached – Off Street Parking -
- Walking Distance to High-Street – Popular Road
- Rear Garden - Character – No Onward Chain

Local Schools

- Sutton High - Fee Paying - Ages 3 - 18.
- St Philomena's - Catholic State - 11 - 19.
- Cheam High School - Sate - 11 - 19.
- Sutton Grammar - State - 11 - 19.
- Robin Hood Infants and Junior - State - 3 - 11
- Homefield prep - Fee paying - 4 - 14
- Westborne infants and junior - 3 - 11

Local Transport

- Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
- West Sutton Train Stn: Thames Link, Sutton to St Albans Via City Circa 40 Mins

Local Bus Routes:

- 80 - Belmont Via Sutton to Morden Tube.
- 413 - Morden to Sutton
- 213 - Kingston To Sutton
- 151 - Wallington to Worcester Park

EPC AND COUNCIL TAX



Cheam Office

Call: 020 8642 5316

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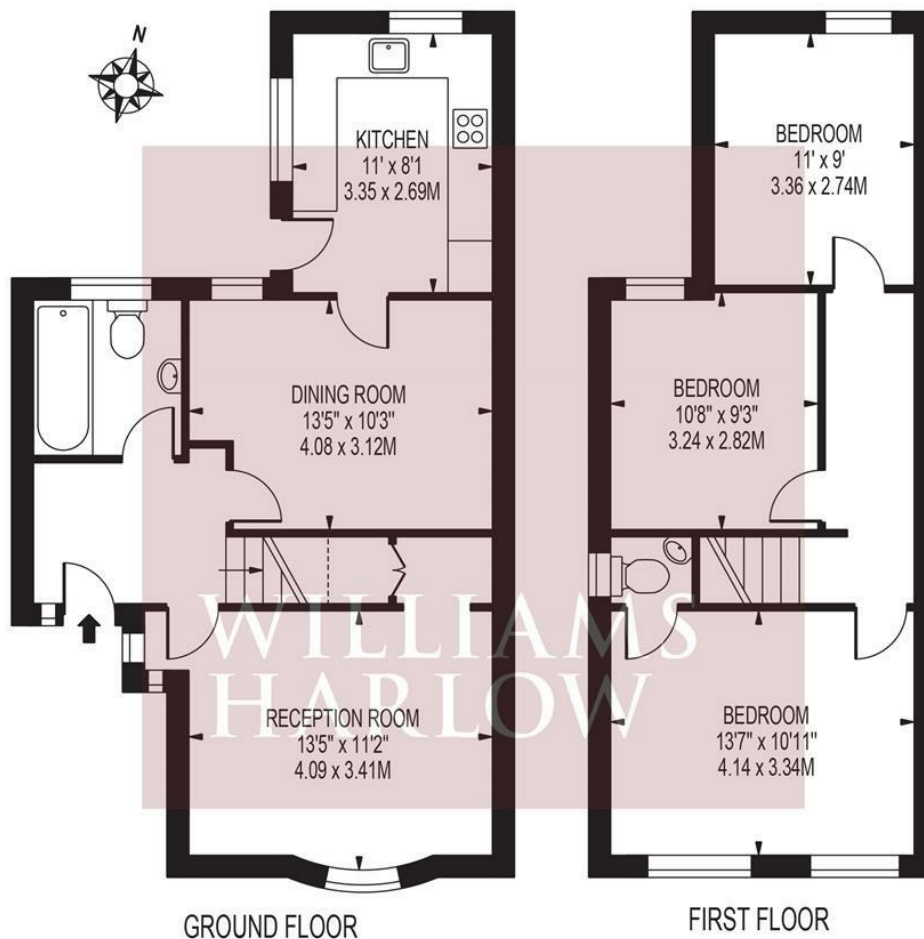
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ORCHARD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 972 SQ FT - 90.34 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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