



Stayton Road, Sutton, Surrey SM1 1QY
Offers In Excess Of £500,000 - Freehold

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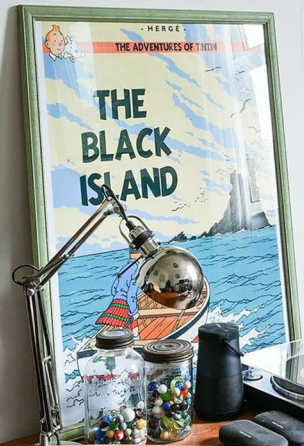
**WILLIAMS
HARLOW**



Williams Harlow Cheam – Wonderfully charming house in a very sought after central Sutton location; ideal for the high-street. Spacious with incredibly welcoming and charming interior (much reflects the sellers). It's a must view.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











The Property

With bags of personality and boundless charm, this Three bedroom family home is a real winner. The handsome exterior draws you in whilst the easy layout and sumptuous décor seals the deal. The accommodation includes, cosy lounge with feature fireplace, fitted alcoves and coving, kitchen dining room with space for a range cooker and table and access into the rear garden. Two upper floors with three bedrooms and two bathrooms. Lots of original, period detailing can be found throughout.

Outdoor Space

The rear garden is exceptional. A real hide out, with mature planting lush surrounds and a Mediterranean style arbour. It's there to melt away the stress of the day with a good book and glass of wine.

The Area

The nearest train station is Sutton Common (walkable in under 10 mins). 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.

Reasons to Buy

This property combines the best of both worlds; period features and inviting homeliness with an ideal location for all the best shops and restaurants Sutton can offer. The sellers have poured love, time, effort and energy into this house over many years.

Vendor Thoughts

"An opportunity has arisen for us and our parents to move into a home together and although we will miss this house, the move is more than bricks and mortar"

Pointers

- Three Bedrooms - Semi Detached - Homely Decor - Private Rear Garden - Close to Sutton Common Train Station - Vendor Suited - Close to Greenshaw - Close to a Gym – Two Bathrooms
- EPC D - Council Tax D

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

- 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

EPC and Council Tax

E and D



Cheam Office

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STAYTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1150 SQ FT - 106.82 SQ M



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