



York Road, Sutton, SM2 6HJ
Offers In Excess Of £1,400,000 - Freehold

 7  3  4

**WILLIAMS
HARLOW**



Williams Harlow Cheam – Very handsome detached family home in a highly sought after Cheam Road close to Avenue and Harris schools. Providing incredibly practical accommodation, which includes an annex, the house will easily cater for growing families and guest visitors. A nest from which your family will blossom over a generation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(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	







On the left side of the kitchen, there is a built-in oven with a digital display showing '253'. Above the oven is a stainless steel range hood. The cabinetry is grey with silver handles.

The left side of the kitchen features a long row of grey cabinets with a white countertop. A gas stove is integrated into the countertop. The cabinets have silver handles and a modern, shaker-style design.



The central part of the kitchen features grey upper and lower cabinets with silver handles. The backsplash is made of white subway tiles. The countertop is white and has a sink with a chrome faucet. There are electrical outlets on the wall.

On the right side, there is a window with a view of greenery outside. The countertop is white and has a sink with a chrome faucet. A blue and white container is on the counter. The cabinetry is grey with silver handles.



The Property

Gorgeous early 1930's detached house. Built with inherent character and possessing imposing kerb appeal, the house stands out among similar aged property. The house has most recently seen the current sellers family grow and fly and this must have been repeated before and will do so again and again. Two floors of accommodation await internally. Six bedrooms, two bathrooms and dressing room, three reception rooms, kitchen with separate utility room and large entrance hall with cloakroom and porch await in the main body of the house. The upper floor, loft area accessed via a pull down ladder, has been used historically as a large hobby room but isn't sold as a formal conversion. The integrated annex offers kitchen, shower room, lounge and bedroom. Two garages, one with direct access into the property. The property is homely and well presented.

Outdoor Space

Two driveways leading to the garages either side. A wide and pretty 76 ft frontage and a west facing rear garden measuring circa 84 ft. The large patio is directly off the house and precedes a couple of steps down onto the lawn.

The Area

Located between Cheam Village and Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances.

Why You Should View

With lots of accommodation, a character homely interior and practically viable base from which to use all the local sports, school and shopping experiences.

Vendor Thoughts

“This has been such an incredibly happy home. We hunkered down during the lockdown as a large extended family and whilst

the world events spun out of kilter outside we had a place of love and security inside. Every room has memories; family time and the boys playing their computers in the loft room, our parents in the annex, dinner parties and Christmas in the dining room.”

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
Sutton Boys Grammar - 11 - 18

Local Transport

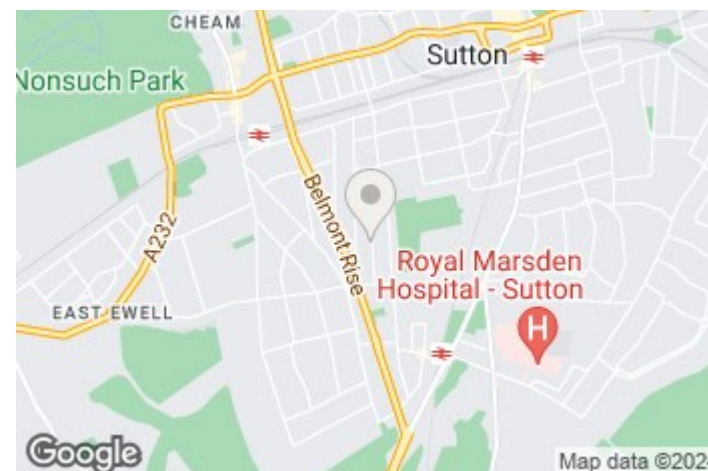
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston
S2 - Epsom to St Helier via Sutton

Pointers

- At Least Seven Bedrooms - Detached - Driveways - Circa 3635 Sq Ft - West Facing Garden - Annexe - Space for Work From Home Solution
Close To Cheam Village And Belmont Village - Close To Avenue Road School - Close To Overton Park - Well Presented – Two Kitchens – Three Bathrooms

EPC AND COUNCIL TAX

EPC AWAITED, COUNCIL TAX G




Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

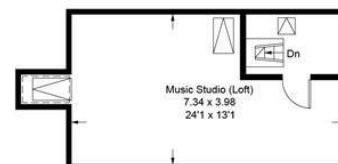
cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

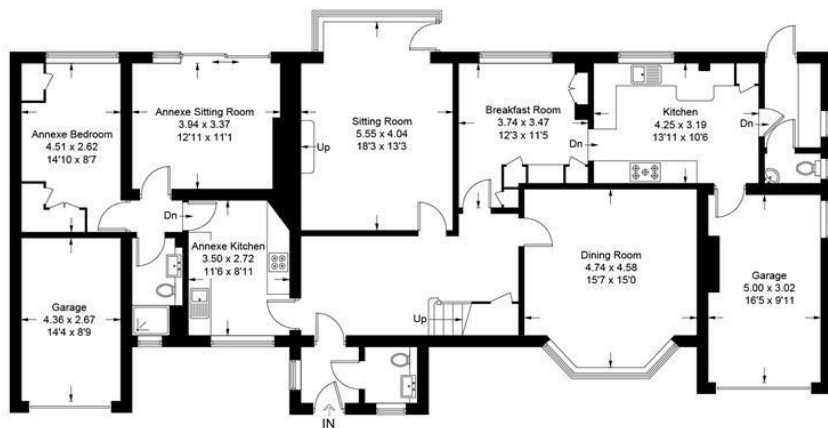
Approximate Gross Internal Area = 337.7 sq m / 3635 sq ft
(Including Garages)



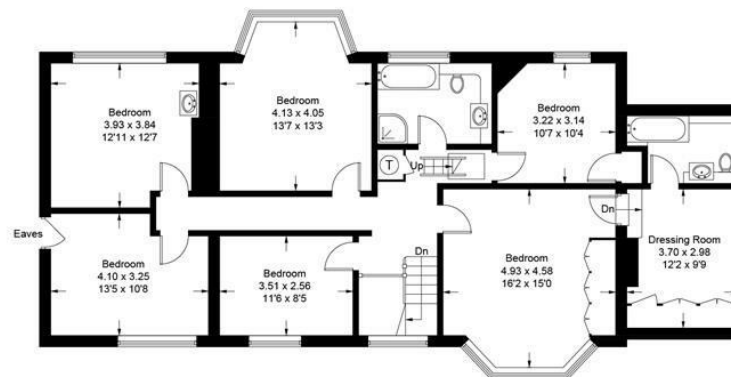
 = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1103659)

www.bagshawandhardy.com © 2024

