

**WILLIAMS
HARLOW**

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Kendal Gardens Sutton, SM1 3LL

Williams Harlow Cheam – Handsome, modern, homely and located in a sought after part of Sutton; this four bedroom link-detached house is expected to be very popular. Read on for more information...

Offers In Excess Of £660,000 - Freehold



The Property

Four bedrooms, two reception rooms, kitchen, cloakroom and bathroom await. The modern build offers easy, energy efficient living (compared against 1930 property). The décor is clean and tidy with a neutral colour tones. The attached garage is usable and provides a driveway on which to park.

Outdoor Space

One of the most easy, low fuss gardens available. Patio, lawn and borders. Extremely sunny south facing aspect. Roll up and take a seat.

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.

Why You Should View

Excellent hub for family life and just on the verge of the Sutton garden suburb, this gem of a property offers all the benefits of Sutton without compromise. The house is easy and ticks many boxes including garden aspect and four bedrooms.

Vendor Thoughts

"After the kids moved our need for access to shops and trains relaxed and we would like to move further out for a slower pace"

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

Pointers

- Four Bedrooms - Link Detached - Homely Decor - South Facing Rear Garden - Close to Sutton Common Train Station - Cul-de-sac - Close to Greenshaw - Close to a Gym - Off Street Parking – Garage - EPC D - Council Tax F

EPC AND CT

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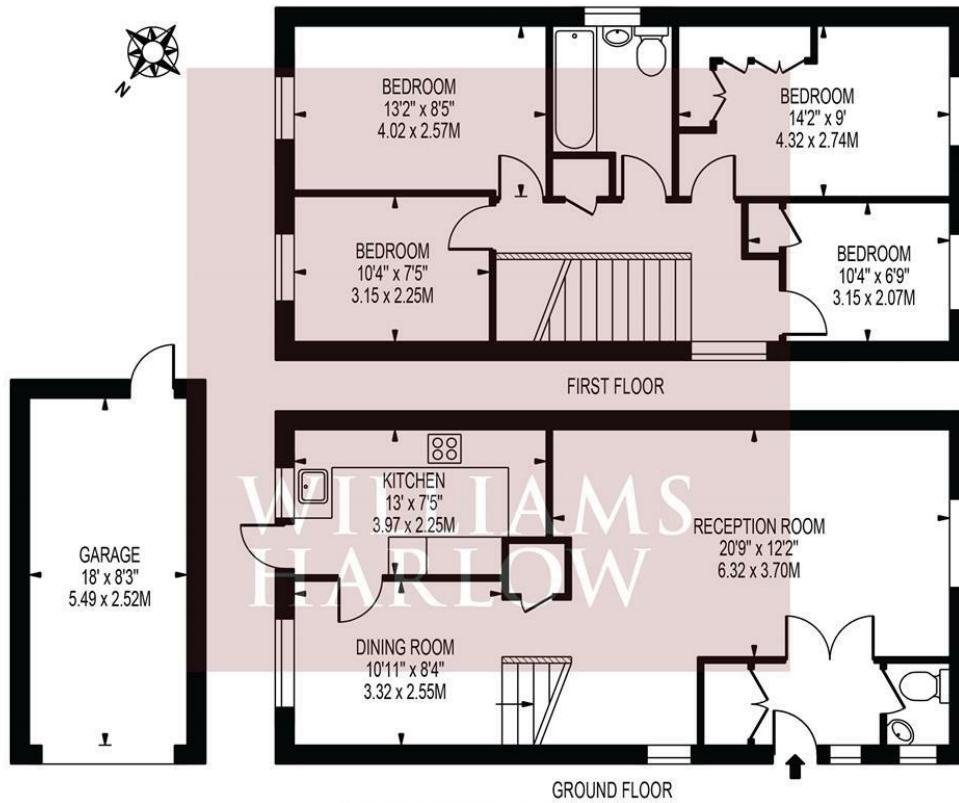


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KENDAL GARDENS

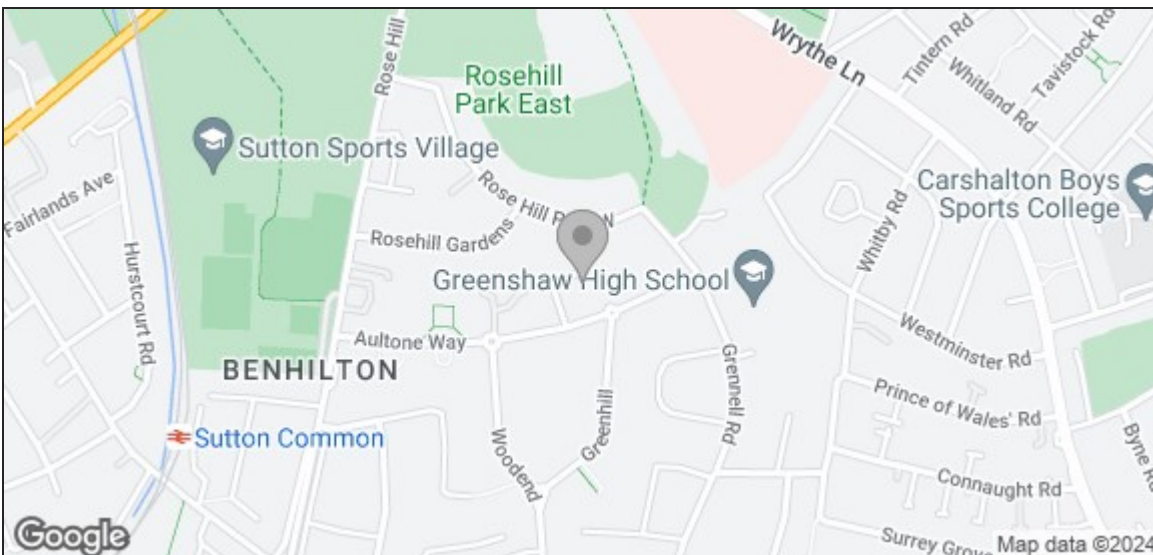
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1119 SQ FT - 104.00 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 149 SQ FT - 13.83 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	