

WILLIAMS
HARLOW

Cheam Office

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Hatfield Close South Sutton, SM2 5BH

Williams Harlow Cheam – A pretty three bedroom house located in a very sought after part of South Sutton, excellent for Harris and Avenue Road schools. Offered without an onward chain and with potential, the property is ready to view.

Offers In Excess Of £600,000 - Freehold



The Property

Built in the 1990's, these houses are easy to live with. It's a pretty house with a fine turquoise front and garage door to set off the characterful frontage. Accommodation includes three bedrooms, modern kitchen, bathroom, living room, conservatory and cloakroom. There is much appeal in an easy layout. Examples of similar houses in the vicinity having been extended into a converted garage are easily found and presents a chance to maximise more accommodation. Additionally these houses present well and are easily redecorated to suit.

Outdoor Space

Located within a small cul-de-sac. A driveway and paved garden to the front and a private west facing garden to the rear. Low maintenance enough to lazily enjoy but enough supplementary planting to create a relaxing garden.

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

This house has something for everyone, whether you are a first time buyer or down sizer there is something to like about the house and the surrounding area.

Local Transport

Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton Circa 32 mins) to Epsom (Circa 10 mins) and Horsham (Circa 47 mins).

Thames Link Sutton to St Albans via City (Cira 44 Mins).

Buses -

80 - Belmont Via Sutton to Morden Tube.

164 - Sutton to Wimbledon

280 - St Georges Tooting to Belmont Via Sutton

N44 - Trafalgar Sq to Sutton

S1 - Banstead to Mitcham via St Helier Hospital

S3 - Belmont to New Malden Via Sutton

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

Pointers

- Three Bedrooms - Driveway - West Facing Garden - No Onward Chain - Walk to Avenue and Harris Schools
Excellent Transport links - Cul-De-Sac - Close to Overton Park - Garage

EPC AND COUNCIL TAX



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.

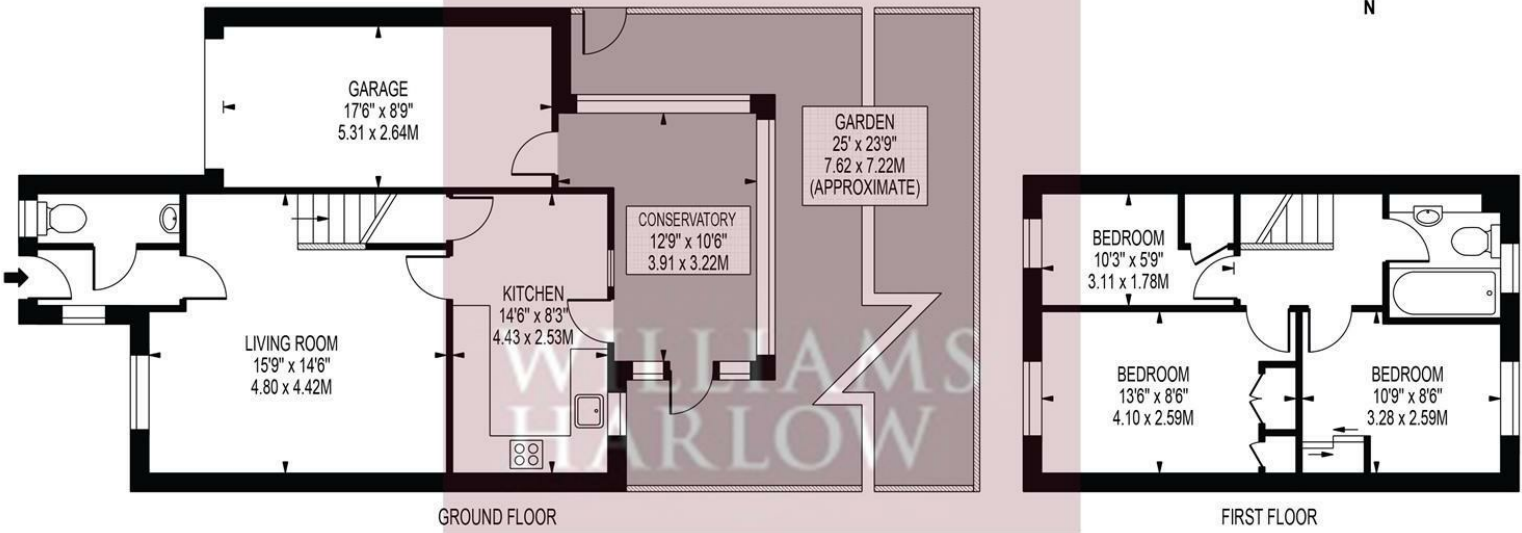
**WILLIAMS
HARLOW**

HATFIELD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **865 SQ FT - 80.39 SQ M**
(INCLUDING CONSERVATORY & EXCLUDING GARAGE)

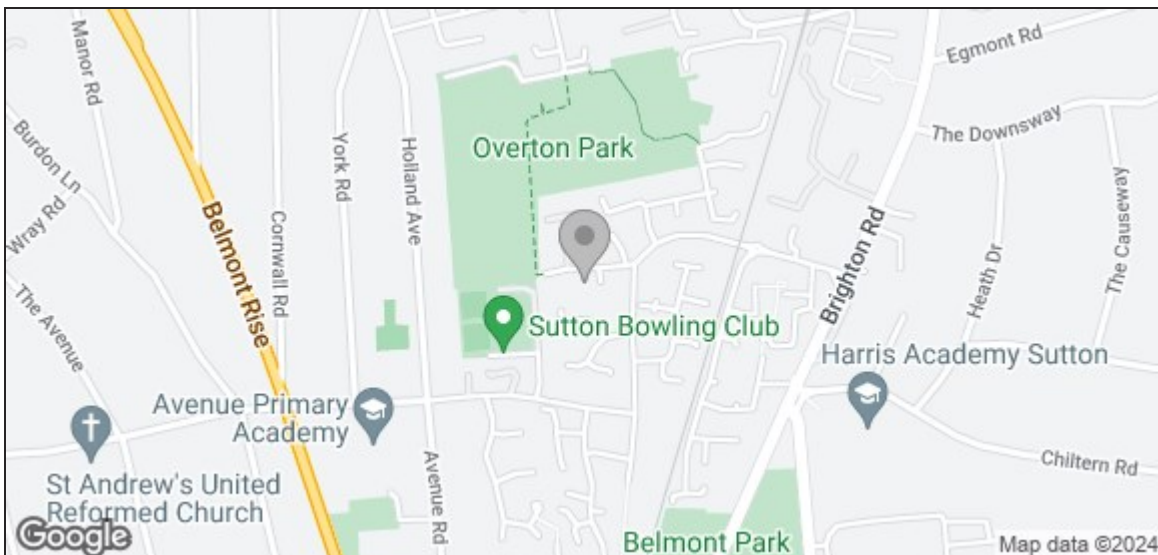
APPROXIMATE GROSS INTERNAL FLOOR AREA OF CONSERVATORY : **111 SQ FT - 10.28 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **151 SQ FT - 14.02 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC