




Connaught Road, Sutton, SMI 3PQ
Offers In Excess Of £625,000 - Freehold



**WILLIAMS
HARLOW**



Williams Harlow Cheam – Handsome yet classic 1930’s family home with a superb and upgraded interior which includes a stunning kitchen extension. Conveniently located for both Greenshaw High school and St Helier Hospital.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		64
(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 











The Property

Three bedrooms, smart bathroom with separate cloakroom, large lounge, luxury kitchen complete with island. Modern smart décor; the vendor has cleverly modernised to impress but retain a homely feel.

Outdoor Space

The rear garden measures circa 79ft and ends with the large garage. The large stone patio really extends the luxury interior to outdoors and provides the perfect spot to wine and dine family and friends.

The Area

Inter-Alia Sutton common and Carshalton train stations 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 well as lots of parks and St Helier Hospital.

Why You Should View

Want something ready to move into? You have found it. Looking for a property in a sought after location? Here it is. A sumptuous house which has been lovingly created by the family who live here.

Vendor Thoughts

"Bought as our first house in 2008, this house will always be special to us. Now is the time to explore new chapters as we consider a change of scenery and project"

Pointers

Three Bedrooms - End Of Terrace - Luxury Decor - Private Rear Garden - Close to Sutton Common Train Station - Garage - Close to Greenshaw - Stunning Kitchen - Off Street Parking - EPC - Council Tax D

Local Transport

- Trains: Sutton Common Station 0.8 miles
- Carshalton Station 0.6 miles
- Sutton (Surrey) Station 1.2 miles

Local Bus Routes:

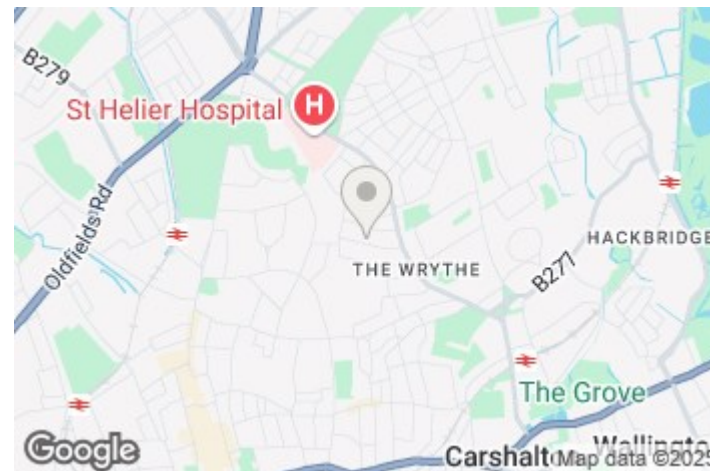
- 80 - Belmont Via Sutton to Morden Tube.
- 164 – Wimbledon to Sutton
- SL7 – Superloop bus route to Heathrow
- 213 - Kingston to Sutton
- 407 - Caterham to Sutton

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

EPC AND COUNCIL TAX

EPC D COUNCIL TAX D



Cheam Office

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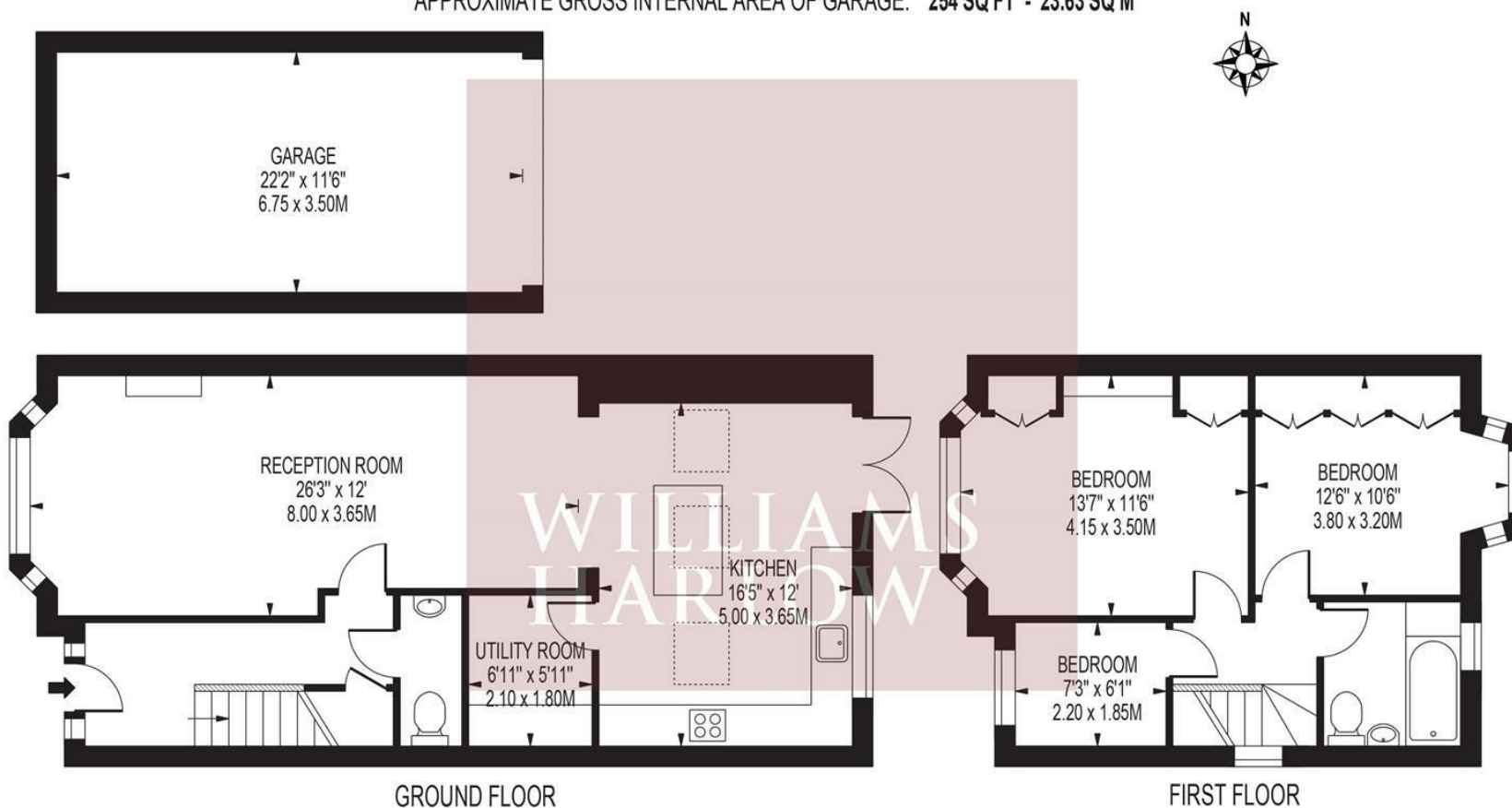
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CONNAUGHT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1070 SQ FT - 99.45 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 254 SQ FT - 23.63 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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