



Balmoral Way, South Sutton, SM2 6PD
Offers In Excess Of £825,000 - Freehold

4 2 2

**WILLIAMS
HARLOW**



Williams Harlow Cheam – A smart, handsome detached house set in a peaceful cul-de-sac close to lots of local favoured family enriching amenities. Schools, parks, transport and sport facilities are all close by and serve the growing family very well. The property is good condition and reassuringly low maintenance. Ready to view now.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	70	
(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

A very easy house to live in and enjoy. Four bedrooms, two bathrooms, kitchen dining room, lounge, separate utility room, porch, cloakroom and entrance hall. Very nicely decorated, presenting a modern homely feel. The kitchen is very modern having been recently fitted.

Outdoor Space

Large driveway to front and the double garage. 2 x Side access to house and double garage. Private rear garden leading around the house to rear of double garage. Double garage has up and over doors.

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. Belmont Village has its own high street complete with bakery, hairdressers, restaurants and bus terminals and train station.

Why You Should View

Very popular location mirrors the style of house. If you seek low maintenance, good condition and a base from which to thrive then this house is perfect for the family.

Vendor Thoughts

“Living here as a family has been everything we had hoped it to be. We are fortunate enough to be able to upsize again and wish to remain in the area”

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins. Belmont Trains Station – London Victoria circa 50 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
S2 - Epsom to St Helier
S3 - Belmont to New Malden Via Sutton
S4 - Purley Way to Sutton Via Wallington

Local Schools

The Avenue – Mixed State – Ages 3 – 11
Barrow Hedges – Mixed State – Ages 3 – 11
Harris – Mixed Academy – Ages 11 – 19
Seaton House – Mixed Fee Paying – 2 – 11
Devonshire – Mixed – 3 – 11

Pointers

Four Bedrooms - Detached - Driveway - Double Garage - Garden - Modern Kitchen - Utility Room - Energy Efficient
Close to Cheam Village and Belmont Village - Close to Avenue Road School - Close to Overton Park - Cul-de-sac

EPC AND COUNCIL TAX

C AND F



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.

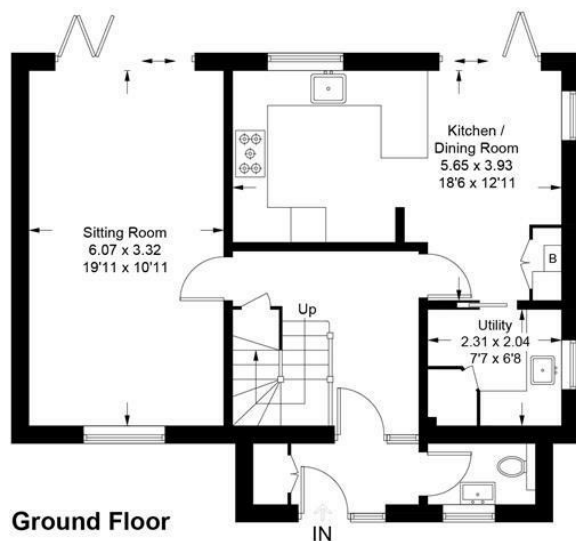
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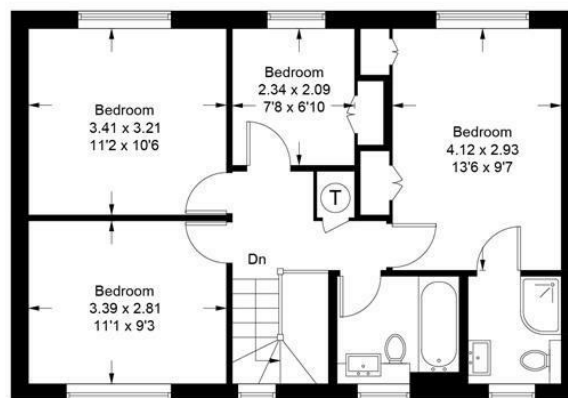
Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft

Garage = 27.1 sq m / 292 sq ft

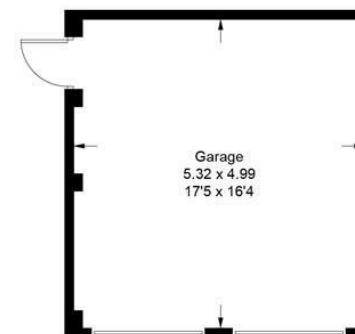
Total = 146.1 sq m / 1573 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1113411)

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