



Upland Road, South Sutton, SM2 5JE
Offers In Excess Of £800,000 - Freehold



**WILLIAMS
HARLOW**



Williams Harlow Chem – EXCEPTIONAL DETACHED PROPERTY OFFERING EXCELLENT VALUE FOR MONEY AND RIPE FOR MODERNISATION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 larger than expected property with three bedrooms on the ground floor, lounge, garden room, kitchen and bathroom. A spiral staircase accesses one of the largest first floor rooms seen in a property like this. The first floor must be seen and is either a huge bedroom or a huge reception room. The property may need some modernisation depending on requirements.

Outdoor Space

A west facing garden measuring circa 67 ft in length. Very well stocked and pretty planting.

The Local Area

Extra supportive of modern family life, amenities on hand include; schools, transport, shops and outdoor interests. You're within a short distance of some of the most sought after local schools which include Barrow Hedges/Avenue Road/Harris, Carshalton beeches train station provide services into London Victoria, the mini high-street just down the road offers convenience whilst Sutton town centre the choice of shops and you are surrounded by outdoor pursuits such as bridle paths, down land and golf courses. Sporty types will relish the many tennis clubs, fitness clubs and sporting grounds dotted around. Sutton and its surrounds offer everything you need.

Vendor Thoughts

"This was a happy home for us. Mum loved her gardens and we hope it shows."

Why You Should View

Those that seek a bungalow must view as these are rare. Beyond that I would strongly encourage those that seek houses or any property within budget in the Sutton area, there interest will richly rewarded

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

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 (Circa 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 - Barnstead to Mitcham via St Holier Hospital
S3 - Belmont to New Malden via Sutton

Features

Three to Four Bedrooms - Detached - Garage - Off Street Parking - West Facing Garden – Large First Floor Room

Benefits

No Onward Chain - Close to Sutton Town Centre - Close to Harris School - Potential to Modernise - Sutton Borough

EPC AND COUNCIL TAX

D 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.

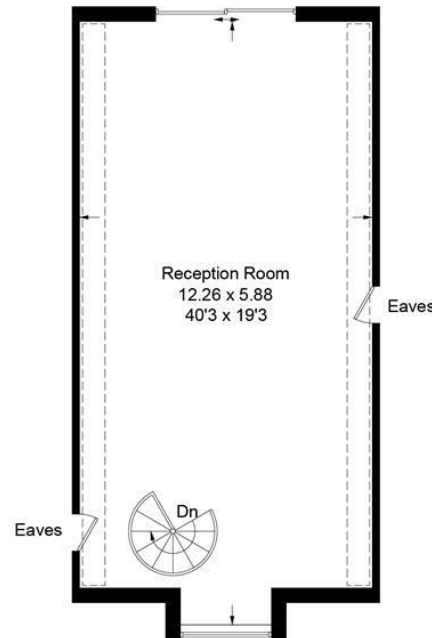
Approximate Gross Internal Area = 216.7 sq m / 2332 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1118762)

