



Sandpiper Road, Sutton, SM1 2UF  
Guide Price £375,000 - Leasehold


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**WILLIAMS  
HARLOW**





Williams Harlow Cheam - A first floor two bedroom flat within a short walk of a Thameslink train station (servicing Wimbledon and Central London). Two bathrooms, modern block and no onward chain ensure this is a property to be seen. Call now.

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





















## The Property

A first floor flat with smart communal hallways. The entry phone system enables access to the building and wide stairs lead up to the first floor. The flat is modern and the layout easy to live with. Two beds, two baths (one ensuite), lounge and kitchen.

## Outdoor Space

Set within a handsome development and pretty roads and communal gardens.

## The Local Area

The nearest train station is West Sutton (Thameslink line and walkable in under 10 mins), with Cheam Village not that far away in any case.. The area, between Sutton and Cheam, is a sought after spot for its convenience, parks and transport links. Additionally, there is a large Tesco close by for grocery needs.

## Vendor Thoughts

This has been a very good investment for us over the years, the tenant has been long term and very happy.

## Why you Should View

Excellent FTB, downsize or investment; this easy to live with flat is ideally and conveniently located.

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - circa 36 mins. Epsom - circa 7 mins.

West Sutton Train Stn: Thames Link, Sutton to St Albans via City circa 40 mins

Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.

413 - Morden to Sutton

SL7 – Superloop bus route to Heathrow

213 - Kingston to Sutton

151 - Wallington to Worcester Park

## Local Schools

St Dunstan's - State- Mixed - Ages 5 - 11

Homefield Prep - Fee - Boys - 3 - 13

Sutton High - Girls - Fee - 3 - 18

Nonsuch - Girls - Grammar - 11 - 19

Cheam High - Mixed - State - 11 - 19

## Features

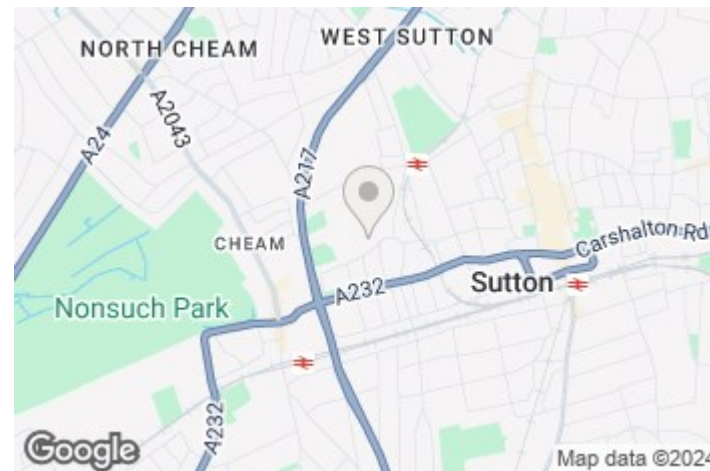
- First Floor - Modern - Quiet Location - Two Bedrooms - Two Bathrooms - Entry Phone System

## Benefits

Close to Trans Stn - Walkable from Cheam Village - Close to Park - Lots of Homeowners in Block

## EPC AND COUNCIL TAX

B and C





Cheam Office

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## GREBE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 681 SQ FT - 63.25 SQ M



### FIRST FLOOR

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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