



Oakhill Road, Sutton,
Offers In Excess Of £500,000 - Freehold



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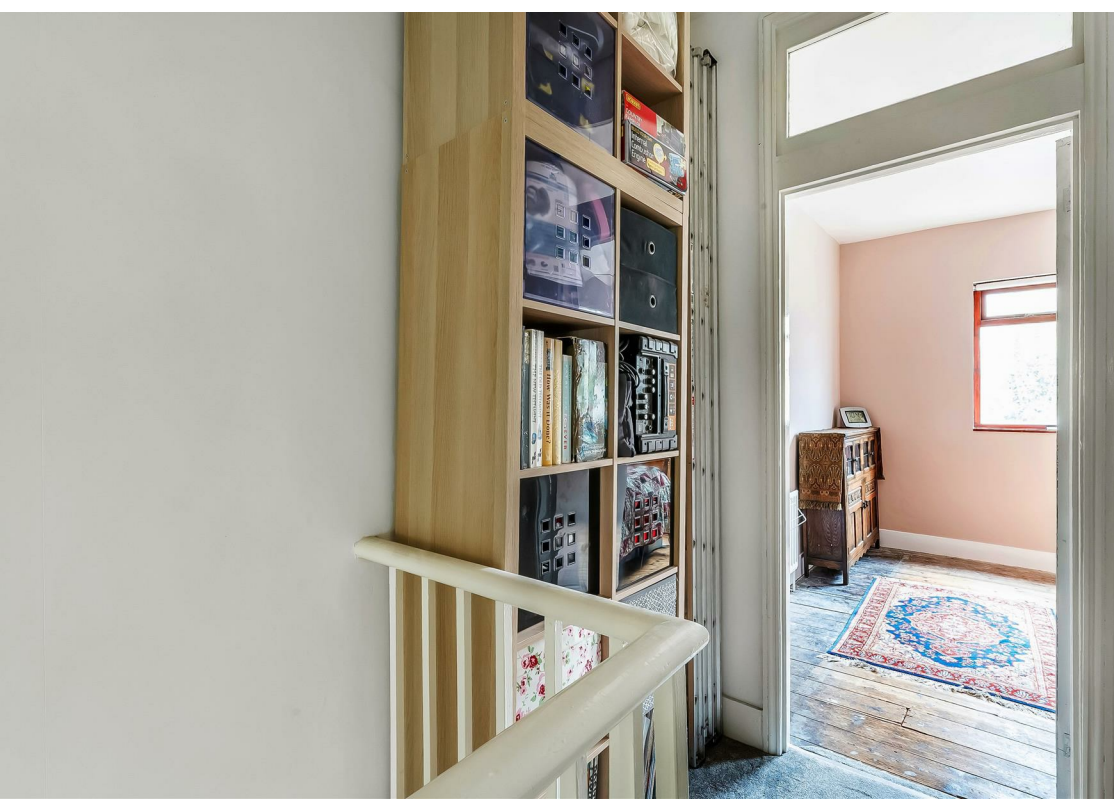
**WILLIAMS
HARLOW**











Williams Harlow Cheam – A large three bedroom semi detached period house which is close to Sutton town centre and lots of excellent Sutton schools. Available to view now.

The Property

1181 ft of accommodation which includes three bedrooms, two reception rooms, covered hobby space, kitchen with separate utility room and modern bathroom. The bedrooms are doubles with the third measuring 10'11 x 8'7. The bathroom is luxuriously modern with a large walk in shower and inset shower controls. The ground floor layout includes reception rooms which can be used as one or separated. The kitchen sides the enclosed hobby space, currently used as a gym, and could be knocked together to create an eat in kitchen diner. The first floor bedrooms are spacious and comfortable.

Out Door Space

Stone patio, lawn and hard standing for large shed make up the rear garden. Side access connect front and back. The smart frontage has the stone paving for low maintenance and a sharp kerb side appeal.

The Area

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 is All Saints Benhilton and a little further on you will find Sutton Grammar.

Vendor Thoughts

"Bringing together two families has been fun but we have discovered the need for a larger property to house all of us. We still wish to stay in the immediate area and having owned this house since 1998 it will be sad to go but we are ready to commit to the next chapter"

Why You Should View

Making a persuasive case to buy, this solid house offers modern touches and original character. The area is really family friendly with lots to do and very well connected.

Benefits

Under 1 Mile From Three Train Stations - Under 1 Mile to Sutton Town Centre - Very Close To Schools - Sense Of Space From Being A Semi Detached - Extra Potential

Features

Three Bedrooms - Two Reception Rooms - Luxury Bathroom - Low Maintenance Gardens – Fitted Speaker System In Front Reception - Separate Utility Room

Local Schools

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

Local Transport

- Sutton Common Station 0.4 miles
- West Sutton Station 0.6 miles
- Sutton (Surrey) Station 0.8 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

Council Tax and EPC

D and D

Why Williams Harlow

We offer specific and long standing professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

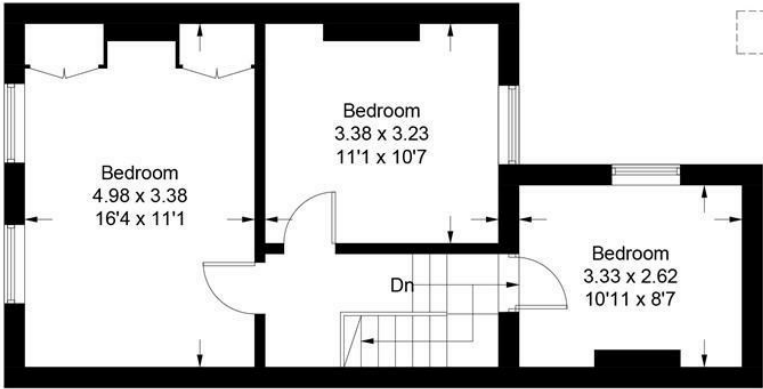


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

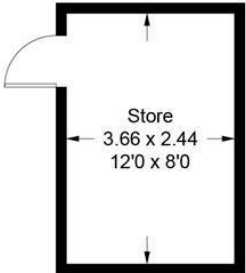
Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft
Store = 8.9 sq m / 96 sq ft
Total = 118.6 sq m / 1277 sq ft



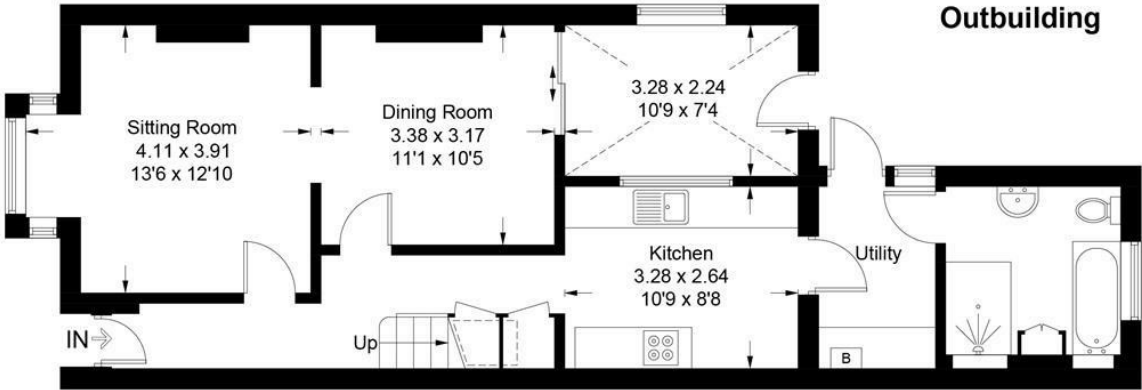
[Dashed box symbol] = Reduced headroom below 1.5m / 5'0"



First Floor



(Not Shown In Actual
Location / Orientation)
Outbuilding



Ground 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. (ID1147284)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	63	
(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