



Harcourt Field, Wallington,
Offers In Excess Of £650,000 - Freehold

 3

 1

 2

**WILLIAMS
HARLOW**











Williams Harlow Cheam – A homely and handsome three bedroom semi-detached house, presented in good condition and found in a sought after Wallington cul-de-sac. The excellent location serves all the best local schools, Wilsons and Wallington Girls to name just two, incredibly well.

The Property

Hitting all the right notes, the house has excellent kerb appeal. The handsome façade ensures it's a house to be proud of as does the light and spacious interior. Neutral décor works really well and the addition of an extended ground floor, kitchen and rear reception room, not only increases the size but also the practicality of use. The layout is easy to use and quite standard for 1930's builds. Through the porch into the entrance hall, stairs to first floor, two reception rooms to your left and the kitchen ahead. Three bedrooms, shower room and two separate toilets. There is potential to further extend if you want or wish to.

Outdoor Space

Complete with a driveway and a shared side access to the garage. The rear garden is a sizeable 92ft in length and benefits from years of care and attention. The patio leads onto the lawn which in turn reaches to end of the garden; a very mature and secluded spot. Lots of seasonal colour from the flower beds running alongside the lawn.

The Area

Wallington forms part of the borough of the Greater London borough of Sutton. As Sutton borders Surrey, it has a blend of the relaxed Surrey vibe with the convenience and shopping experiences of Greater London. The initial draw for many will be the excellent local schools, which are varied and outstanding. Additionally, the area has two long and busy high roads and a train station serving London Victoria and London Bridge. Nearby towns include Croydon, Banstead, Sutton and Carshalton.

Why You Should View

The location will be the initial draw, its proximity to the

high-street, train station and schools is excellent. However the house offers so more as a property and the home as is or further extended will be your nest for a generation to come.

Features

Three Bedrooms – Two Reception Rooms – Two Separate Toilets – Garage – Extended Kitchen – Driveway – Mature Garden

Benefits

Close to Wilsons – Close to Wallington Girls – Close To Highstreet – Possible Further Extension

Local Schools

Beddington Infants - Mixed State - 3 - 11
Holy Trinity Junior - Mixed Church of England - 7 - 11
Wallington Grammar - Boys - Academy - 11 - 18
St Marys - Mixed Catholic - 7 - 11
John Fisher – Boys Catholic- Ages 11 – 18
Foresters Primary – Mixed state – ages 3 – 11
Bandon Hill – Mixed state – ages 3 – 11
Wallington Girls – Grammar – ages 11 – 18
St Elpheges – Mixed Catholic, Ages 3 – 11
Wilsons – Boys Grammar – Ages 11 – 18

Local Transport

Buses From Wallington:

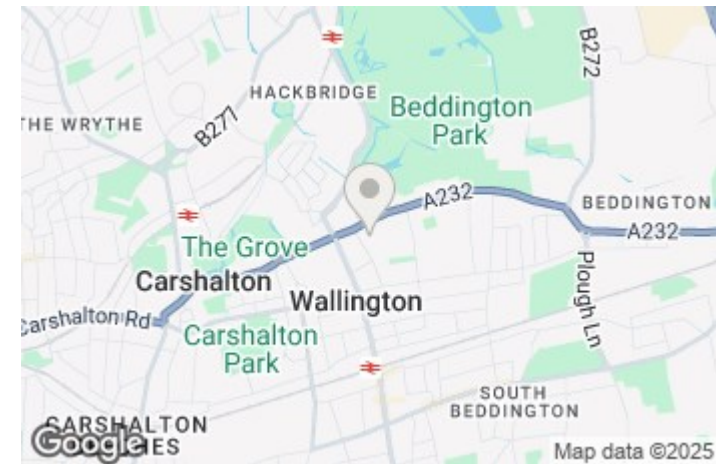
127 - Wallington to Tooting
151 - Wallington to Worcester Park
157 - Wallington to Morden
410 Wallington to Crystal Palace
455 - Purley to Wallington Via Wets Croydon
463 - Coulsden to Mitcham
633 - Coulsden to Mitcham
SL7 - Super Loop, West Croydon to Heathrow
Trains from Wallington: Southern Service London
Victoria/Bridge (Circa 40 mins) to Epsom. (Circa 16 mins)

EPC AND COUNCIL TAX

D AND E

Why Williams Harlow

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



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

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.



Total area: approx. 124.2 sq. metres (1336.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**WILLIAMS
HARLOW**