



Hallmead Road, Sutton, Surrey  
Offers In Excess Of £735,000 - Freehold



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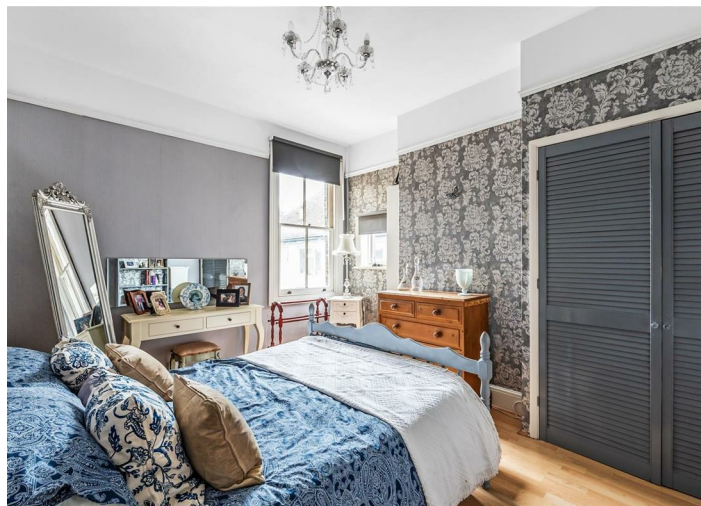


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**WILLIAMS  
HARLOW**

WILLIAMS  
HARLOW  
FOR SALE  
020 8642 5316























Williams Harlow Cheam – A very handsome house found within a sought after no through road moments of Sutton high street. Features include, multiple bathrooms, cellar, loft room, ground floor toilet. The most unique feature is the garden lodge which has reception space with kitchenette, shower room and bedroom. This large house is excellent for larger families, those wanting to work from home or wish to entertain guests in comfort. Ready to view now.

## The Property

Without question this house has kerb appeal. There is something special about period property which newer houses just can't match. Internally, the house has three floors of accommodation. Ground floor with two reception rooms, toilet, kitchen and separate utility room. The first floor comprises of three bedrooms, family bathroom and ensuite. The upper floor is usable loft space with separate storage space. It's clear the seller has poured lots of love into this family home, every inch has been lovingly decorated or cared for, The cellar is accessed externally and offers more storage. There is also the addition of an annexe which adds even more space and creates opportunity for a fourth bedroom and a third bathroom.

## Outdoor Space

The pretty frontage includes driveway and Sakura tree. The rear garden is exceptional for a host of reasons, namely the landscaping, functionality, space, aspect (south west facing), the summer house fitted to replicate a bar and the garden lodge. The garden lodge offers reception space for older kids to host friends, parents to welcome guests or if working from home a space to break away from the house. It's highly usable and a real benefit to modern life. The garden measures 72 ft in length.

## The Area

The nearest train station is Sutton Common (walkable in under 10 mins). 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

"This has been such a happy home for us. Our children have grown up here and our next move is geared toward housing us, our children and our grand kids together"

## Why You Should View

It would be hard to better this house if you seek a larger house with flexible accommodation. The house is presented immaculately. Its also surrounded by excellent schools, transport options and shops. There is literally something for everyone.

## Features

Semi Detached - Separate Utility Room - Downs Stairs Toilet - Off Street Parking - Two Reception Rooms - Two Bathrooms in Main House - Three Floor Of Accommodation - Garden Lodge - Summer House/Bar - Cellar - Lots of Storage - South West Facing Garden

## Benefits

Walking Distance To Sutton High Street - Close to Glenthorne High Street - Close To Thameslink - Close to Sutton Tennis Academy - House Guests - Security For Teenagers Using Lodge For Friends

## Local Transport

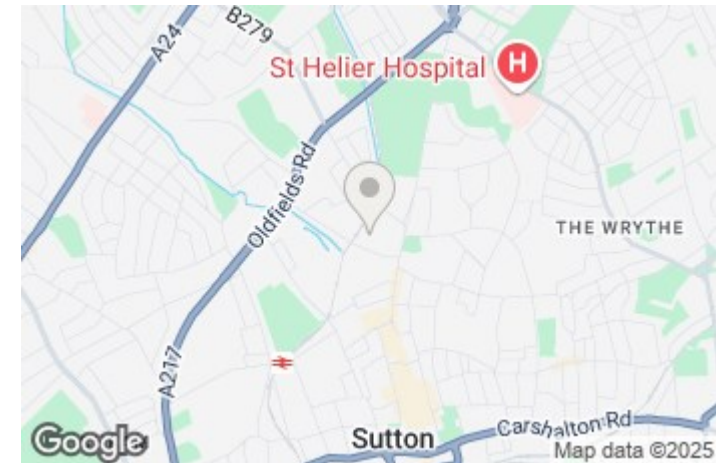
Sutton Common Station 0.5 miles  
Sutton (Surrey) Station 0.9 miles  
Carshalton Station 0.9 miles  
Local Bus Routes:  
80 - Belmont Via Sutton to Morden Tube.  
164 – Wimbledon to Sutton  
SL7 – Superloop bus route to Heathrow  
213 - Kingston to Sutton  
407 - Caterham to Sutton

## 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

## EPC AND COUNCIL TAX D AND E





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 = 161.6 sq m / 1739 sq ft (Excluding Loft)

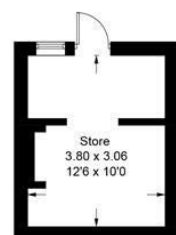
Basement = 11.7 sq m / 126 sq ft

Annexe = 25.0 sq m / 269 sq ft

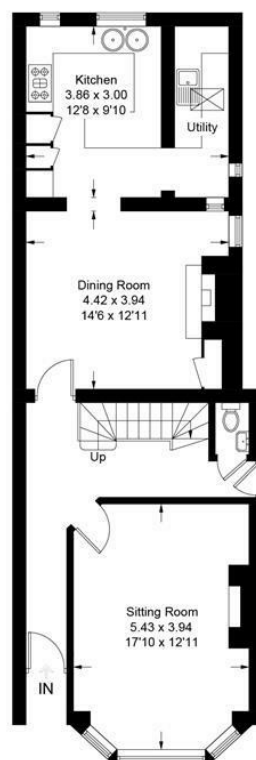
Bar = 6.2 sq m / 67 sq ft

Total = 204.5 sq m / 2201 sq ft

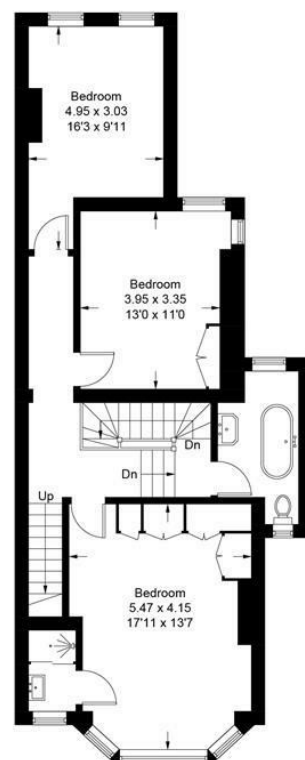
 = Reduced headroom below 1.5m / 5'0"



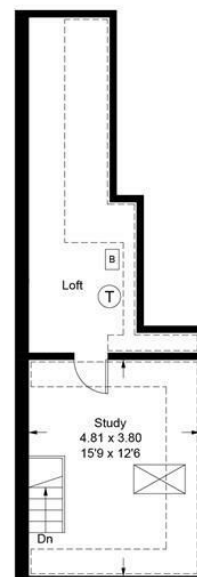
Cellar



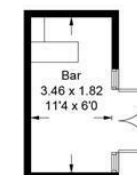
Ground Floor



First Floor



Second Floor




(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Annexe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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. (ID1132085)

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