



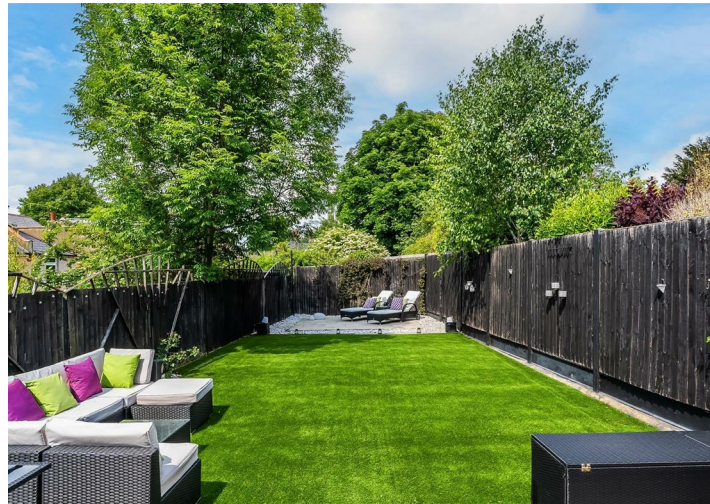
Hill Road, Carshalton Beeches,
Offers In Excess Of £775,000 - Freehold

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Williams Harlow Cheam – Located ideally for the high-street, schools, trains and found within a desirable Carshalton Beeches road, this character detached is appealing; yet this is only the beginning of what's on offer and there is so much more than what's initially thought.

The Property

The frontage gives nothing away. It looks like a pretty character detached house on a pretty road of similar aged houses. The entrance porch is set back to the side, entering here and into the hallway, the staircase divides the front lounge and the rear rooms. Starting impressively with neutral décor, a homely aura, well presented period features and a comfortable appeal, every room seems to get better as you move through the house. The journey culminates in the exceptionally gorgeous kitchen family room. The vendor is incredibly talented and it shows, the property has been extended and designed to reflect a modern vibrant life filled with fun, family, friends and laughter, Accommodation includes: Three bedrooms, lounge, bathroom, lavatory, kitchen and family room. All bedrooms are doubles and the Manhattan style family room off the kitchen is glorious. The kitchen with its island draws family around to spend quality time together. There is also an integral garage.

Outdoor Space

The private rear garden measure circa 55 ft and maintenance has been minimised by the vendor for full enjoyment. Intricate lattice paving comes off the house and runs into the faux lawn, reaching to the patio at the end of the garden for late afternoon sun.

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

"We completed the kitchen work during Covid and love the way it has changed our use of the house. The space connects the house and garden perfectly and we often throw the doors open and move freely between the two"

Why You Should View

Offering personality, location and condition, this house is full of character and different to a bog standard 1930's semi-detached. Its charm and life enhancing benefits must be explored.

Features

Three Bedrooms – Kitchen Family Room – Luxury Bathroom – Garage – Parking – Landscaped Garden – Very Well Presented – Spacious Lounge – Luxury Kitchen

Benefits

Sought After Road – Close to Excellent Schools – Close to Buses and Trains – Detached – No Work Required

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

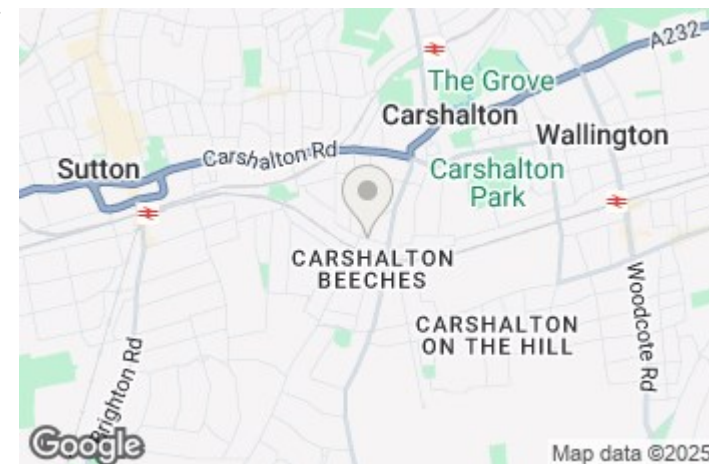
280 - St Georges Tooting to Belmont via Sutton
N44 - Trafalgar Sq. to Sutton
S1 - Barnstead to Mitcham via St Holier Hospital
S3 - Belmont to New Malden via Sutton

Council Tax and EPC

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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.



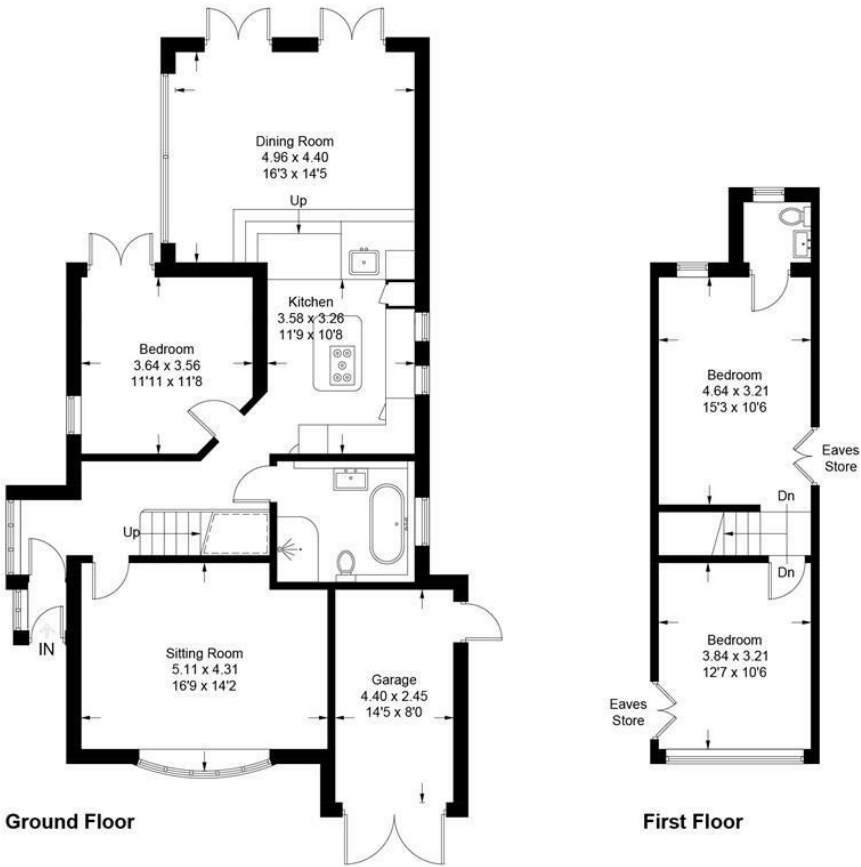
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft

Garage = 11.2 sq m / 120 sq ft

Total = 132.5 sq m / 1426 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		56
(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

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. (ID1204863)

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