



Courtenay Avenue, South Sutton,  
Offers In Excess Of £650,000 - Freehold

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**WILLIAMS  
HARLOW**























Located in the desirable area of Courtenay Avenue, South Sutton, this four-bedroom townhouse offers a perfect blend of comfort and convenience. Situated within a secure gated development overlooking Overton Park to the rear, this property provides peace of mind while being within walking distance from Sutton town centre and its excellent transport links.

The townhouse boasts versatile accommodation spread over three well-designed floors, making it ideal for families or those seeking extra space. The ground floor features a welcoming kitchen and reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With four spacious bedrooms and three bathrooms, there is plenty of room for family members or guests, allowing for a comfortable living experience. The modern design and layout of the home enhance its appeal, providing a bright and airy atmosphere throughout.

Additionally, the property offers parking for one vehicle, a valuable asset in this bustling area. Families will appreciate the proximity to a range of excellent local schools, making this townhouse an ideal choice for those with children.

In summary, this four-bedroom townhouse on Courtenay Avenue presents a fantastic opportunity for anyone looking to enjoy modern living in a prime location. With its secure setting, versatile accommodation, and close proximity to local amenities, this property is not to be missed.

## The Property

Immensely popular style of house, the accommodation provides lots of practicality and space in the four bedrooms, three bathrooms, two reception rooms, kitchen and cloakroom on offer. With a neutral colour palette, modern kitchens and bathrooms and light filled rooms it's a comfortable and impressive home. Views from the 1st floor lounge over look Overton park.

## Outdoor Space

The road is very attractive and charming. You enter via gates and once parked you walk through a colonnade into the front garden. The rear garden is ultra-low maintenance laid to patio and decking.

## The Local Area

Located between Cheam Village and Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances.

## Why You Should View

Headlining with its proximity to excellent local schools, transport and Sutton town centre we should point out that the handsome property also offers spacious and highly functioning accommodation for your family and guests.

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
Belmont Trains Station – London Victoria circa 50 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 - Banstead to Mitcham via St Helier Hospital  
S2 - Epsom to St Helier  
S3 - Belmont to New Malden Via Sutton  
S4 - Purley Way to Sutton Via Wallington

## 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  
Sutton High - Fee Paying - Ages 3 - 18  
Sutton Grammar - 11 - 19

## Features

Four Bedrooms - Two Reception Rooms - Three Bathrooms - Cloak Room - Kitchen Breakfast Room - 1st Floor Lounge - Gated Road - Backing Park - Modern Interior

## Benefits

Close to Harris and Avenue Road Schools - Close to Doctors - Close to Bus Routes - Close To Sutton Town Centre and Train Station

## EPC AND COUNCIL TAX

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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.

Approximate Gross Internal Area = 129.8 sq m / 1397 sq ft



Ground Floor

First Floor

Second 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. (ID1234710)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(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

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