



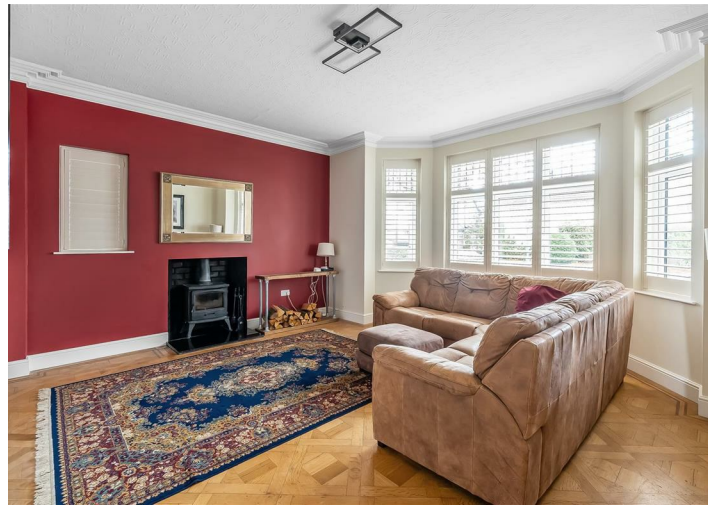
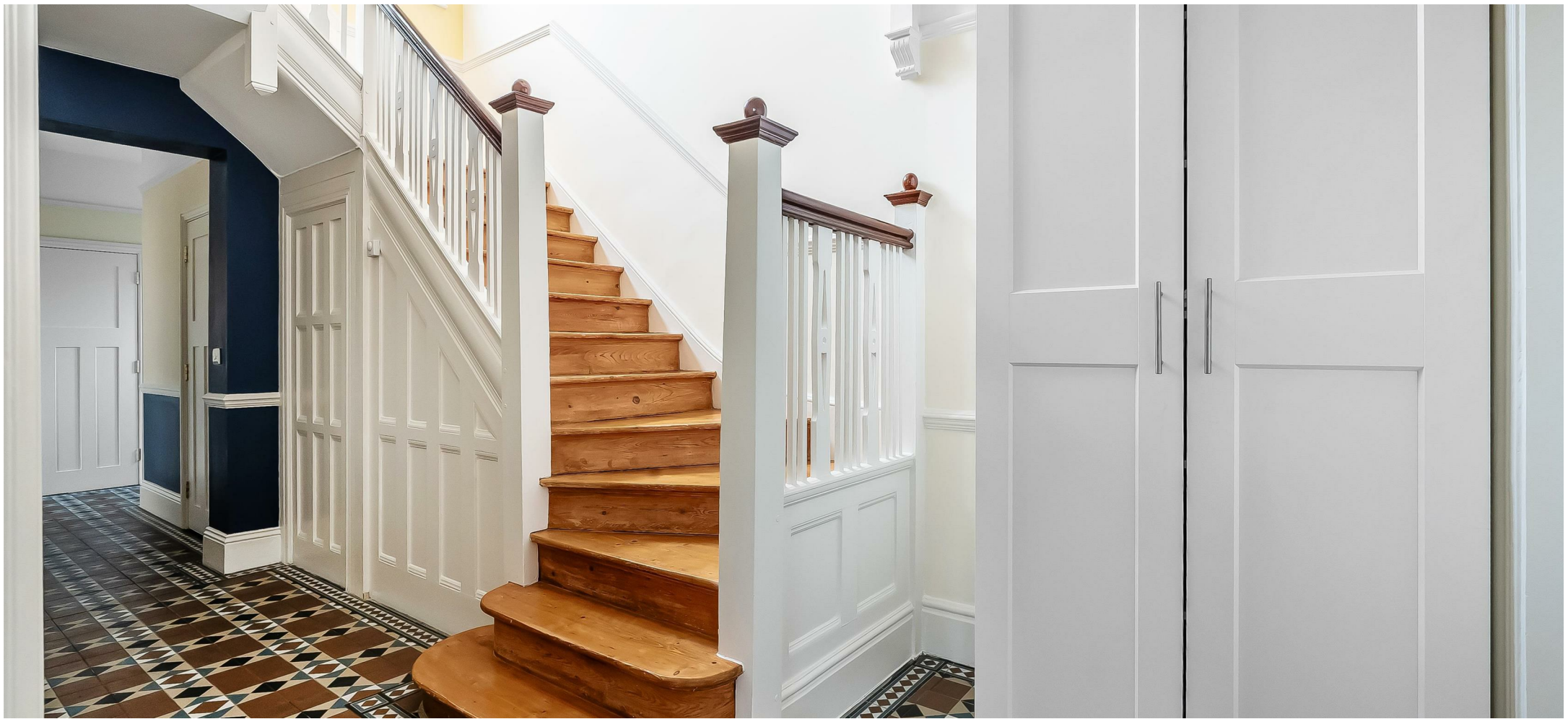
Mayfield Road, South Sutton,
Offers In Excess Of £1,100,000 - Freehold

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**WILLIAMS
HARLOW**











Williams Harlow Cheam – An extremely attractive family home, in the style of arts and crafts, located within a short walk of Sutton train station and town centre. Modernised with luxury features to suit the period aesthetic the house presents impressively and will be received by family and friends with gushing compliments. Spacious, practical and sumptuous best describe this semi-detached house.

The Property

A great looking house and with that comes expectations of the interior; spoiler alert and good news it doesn't disappoint. With a sophisticated and confident artistry, the seller has modernised the house in ownership to marry the celebrated architecture with modern luxury; the outcome is a true family home ready to protect and nourish your family all the time you live here. You enter into the kitchen family room, and as this is the room which will be used to receive visiting guests it's perfect whilst keeping the rest of the house for family. The kitchen is hand built from Somerset and painted with a large central island and the family zone is large enough to take most tables and chairs. With bi-fold doors the connection between house and garden feels natural for such a social space. Onward, the central hallway connects the reception rooms and has a super staircase to the upper floors, utility room and ground floor shower room. With real flexibility one of the reception rooms had been recently built to offer ground floor bedroom space but just as easily could be a teenagers den, studio or office. The other reception room is definitely the grown ups room with parquet flooring and wood burning fireplace. The upper floors are all about double bedrooms and gorgeous bathrooms.

Outdoor Space

A driveway for four cars to the front of the house and a garden which extends around the side and rear of the house. The garden has been designed and landscaped for max use and includes a garden lodge to work from.

The Local Area

South Sutton is sought after and affluent. With a community feel the area and road are pleasant to live in and the convenience of being a short walk from shops is a major benefit. Sutton town centre has a vast array of shops and restaurants as well as a train station. Carshalton Beeches has a smaller offering but as a convenience is perfect. Local Schools include Barrow Hedges, Seaton House, Harris Academy, Sutton Grammar and Sutton High. Williams Harlow specialise in the very best property and this house is no different. The area is excellent for families and includes tennis clubs, golf courses, horse trails, and many more clubs. Importantly the area feels safe for your family to walk around and be within at all times. Sutton sits between Croydon and Kingston and enjoys the rich tapestry of Greater

London and Surrey living.

The tree lined, grass verged paths and wide road create an attractive backdrop for this handsome property. The surrounding architecture is mostly period houses with some other local roads offering older period property.

The road was designed for the middle classes of the day and with that leisure formed a bedrock of the lifestyle. The tennis courts and club separate the two similar roads which make up the garden suburb, offering residents the chance to own shares in the club. With a calendar of events for the whole family to enjoy year round it certainly acts as a conduit for neighbours.

Local Transport

Carshalton Train Station to London Victoria (circa 46 mins) Southern Rail
Sutton Train Station to London Victoria (circa 33 mins)

Buses -

- S1 - Banstead to Mitcham via St Helier Hospital
- 80 - Belmont via Sutton to Morden Tube.
- 164 - Sutton to Wimbledon
- 280 - St Georges Tooting to Belmont via Sutton
- N44 - Trafalgar Sq. to Sutton
- S3 - Belmont to New Malden via Sutton
- S4- Waddon Warsh to Sutton Marshalls Road via Banstead Road South

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

Vendor Thoughts

“We always saw the potential in this house and as we have grown so too the house to suit our needs. We had to initially modernise the property and slightly remodelled the interior in phase one, in phase two we wanted to make the top floor larger and reflect a need for housing our elderly parents on the ground floor. All of our children school locally and couldn't praise the road and area enough for safety, neighbourliness and convenience”

Why You Should View

This is a house for a generation and a nest for the family to grow from. Excellent schools, shops and transport within walking distance.

Features

Five Double Bedrooms – Semi Detached – Three Bathrooms – Parking x 4 Cars – Garden Lodge – Luxury Condition – Kitchen Family Room – Utility Room – Handmade Kitchen And Utility Room

Benefits

Close to Excellent Schools – Close to Sutton Train and Town Centre – Sought After Road – Garden Suburb – Period Architecture – Flexible Accommodation

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.



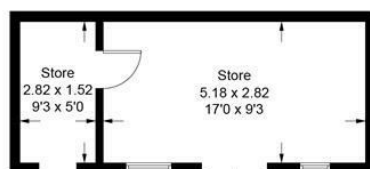
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

Approximate Gross Internal Area = 210.1 sq m / 2261 sq ft

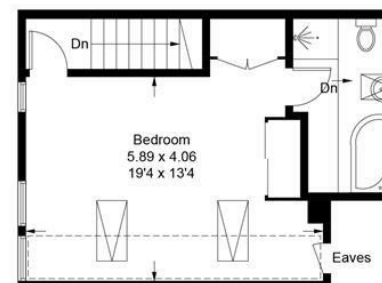
Outbuilding = 19.2 sq m / 207 sq ft

Total = 229.3 sq m / 2468 sq ft

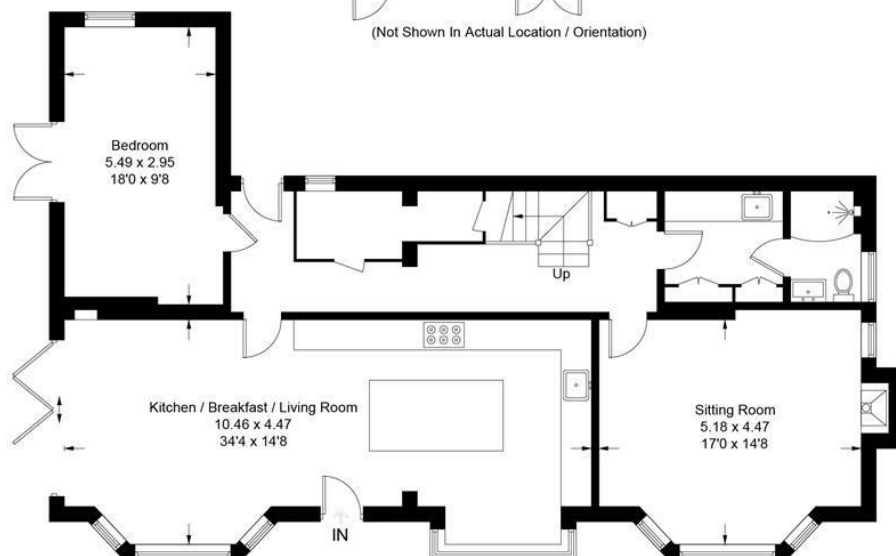
 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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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. (ID1255996)

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