



## Willow Walk, , Sutton, SM3 9QQ

- Three Bedroom Semi Detached House
- In Need Of Modernisation
- Sought After Location
- Close to Local Amenities
- NO ONWARD CHAIN
- Sunny Garden
- Walking Distance To Sutton Common Train Station

**Offers In The Region Of £475,000**



# Willow Walk, , Sutton, SM3 9QQ

## DESCRIPTION

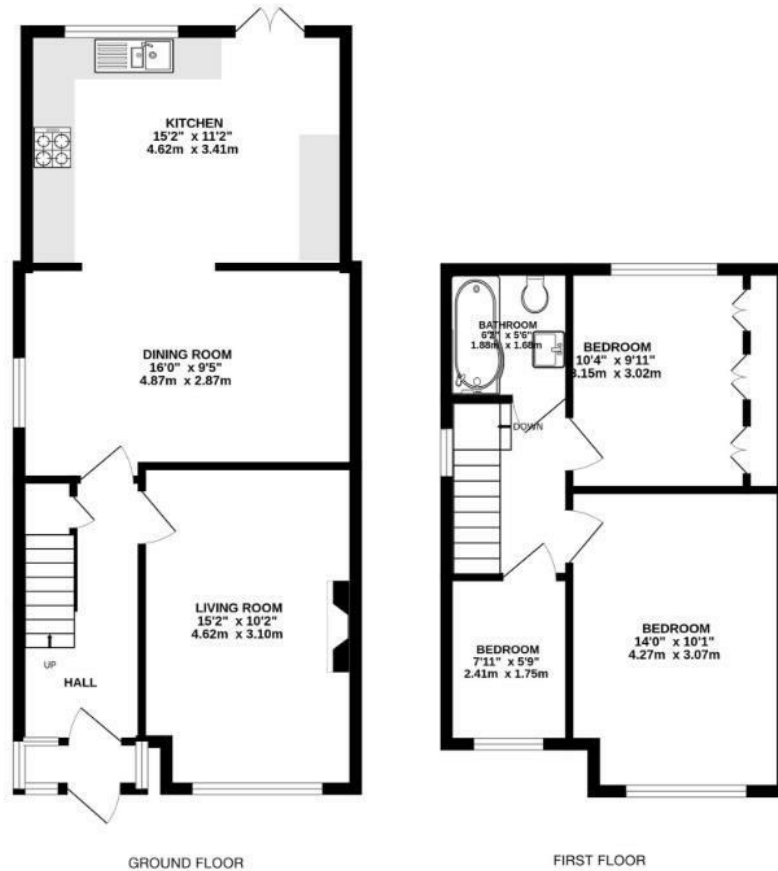
Nestled in one of Sutton's most sought-after locations, 1 Willow Walk presents a fantastic opportunity to acquire a three-bedroom semi-detached home brimming with potential. In need of modernisation, this property offers the perfect canvas for buyers looking to create a truly special family home tailored to their own style and needs. The house already boasts well-balanced accommodation, with generous living space downstairs and three well-proportioned bedrooms upstairs, alongside a family bathroom. With thoughtful updating, there is clear scope to transform the interior into a contemporary, comfortable living environment ideal for modern family life.

One of the standout features could be the sunny rear garden, which enjoys sunlight throughout the day—making it a wonderful setting for relaxing, entertaining, or creating a beautiful outdoor retreat. The location is equally impressive. Willow Walk sits within easy reach of excellent local amenities, green open spaces, and highly regarded schools, making it particularly appealing for families. Commuters are well catered for too, with convenient bus routes and nearby Sutton and Belmont stations offering straightforward connections into London—meaning you can be from sofa to the City in just over an hour.

Combining location, space, and untapped potential, this is a rare chance to secure a home that can be truly transformed into something exceptional. EPC Rating to be confirmed







**Willow Walk, Cheam SM3 9QQ**  
 INTERNAL FLOOR AREA (APPROX.) 950 sq ft/ 88.2 sq m  
 Garden extends to 65' (19.81m) approx.

**Viewings**

Please contact [worcesterpark@hunters.com](mailto:worcesterpark@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

