



Chiltern Road, South Sutton,  
Offers In Excess Of £1,075,000 - Freehold



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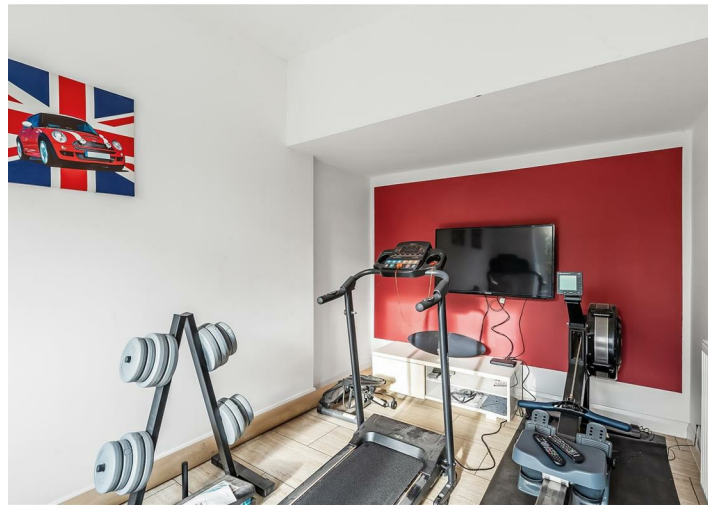


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**WILLIAMS  
HARLOW**











Williams Harlow Cheam - An immaculate detached house in the heart of affluent South Sutton and a short walk of the Harris academy, Avenue Road, Seaton House and Barrow Hedges schools. A true family house, the property offers spacious bedrooms, multiple reception rooms and a kitchen family room worthy of the best local property. The ultra impressive interior is complimented by the 120 ft south facing rear garden.

### The Property

A detached house with an immaculate interior. With lots of accommodation on offer across the two floors and to include four bedrooms, two bathrooms, three reception rooms, separate utility room and a home gym or playroom whilst the heart of the house is the kitchen family room and this is where you will naturally spend most of your time. Cleverly delivered, the house uses the modern décor and fittings to enhance the original character features. A house which will work hard for your family needs whilst effortlessly impressing any visiting guests. The garage has been semi converted and is now a store room with the rear portion the utility room.

### Outdoor Space

With a sunny south facing aspect, the rear garden measures just under 120 ft. Mature yet unfussy in design, the patio has a covering metal pergola with louvered slats for light control. The lawn which reaches to the rear boundary is additionally bordered on each side with mature shrubbery. Its a private garden which is afforded the luxury of choice through the natural sunlight on offer. The frontage is smartly landscaped for the driveway with entry next the dwarf brick wall and lush hedging. The side entrance leads to rear.

### The Local Area

Popular with families and very settled the vicinity is South Sutton or SM2 and its between the Harris academy and Barrow Hedges Schools. 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.

### Why You Should View

With a tip top location, ideal for lots of family amenities, and a house which is not only handsome front and back but also sumptuous in design and practical delivery this simply must be viewed by any seriously buyer. As an additional bonus, the seller has found a property they wish to move to.

### Vendor Thoughts

"When we bought the property the house needed lots of work and there was a moment when we thought we may have taken on too much. That was some time ago now and we have worked our way through the house renovating and planning the design to suit our then growing family. We now seek a downsize for our next move"

### 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 (Cira 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 - Banstead to Mitcham via St Helier Hospital  
S3 - Belmont to New Malden Via Sutton

### Features

Four Bedrooms - Detached - Off Street Parking - Store Room - Utility Room - Gym - Study - Kitchen Family Room - South Facing Rear Garden - Two Bathrooms - Covered Patio -

### Benefits

Vendor Suited - Close To Excellent Schools - Close To Transport - Close To Sporting Facilities - Between Sutton Carshalton Banstead Cheam - Move In Option

### 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.

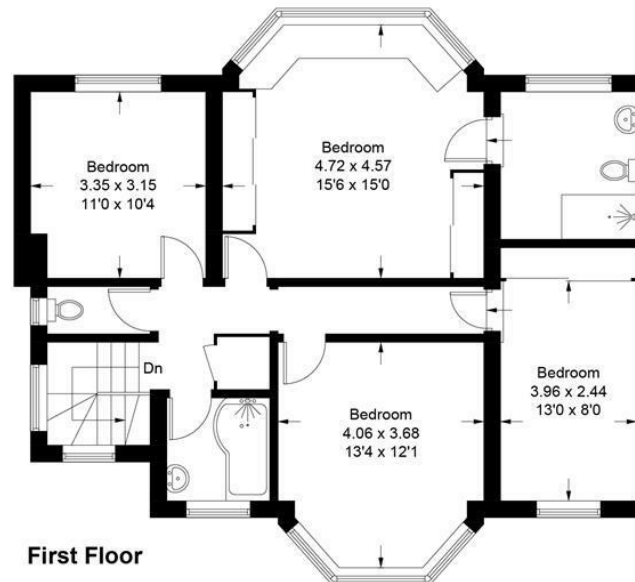
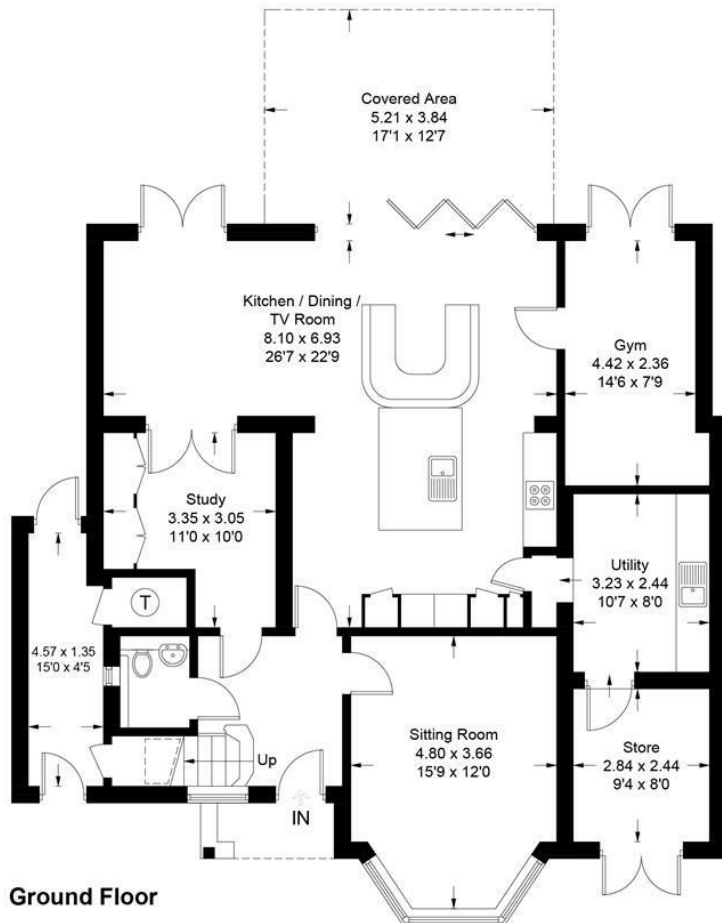


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 197.7 sq m / 2128 sq ft  
External Room = 7.5 sq m / 81 sq ft  
Total = 205.2 sq m / 2209 sq ft



= Reduced headroom below 1.5m / 5'0



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. (ID1261672)

| 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                             | 69      | 78        |
| EU Directive 2002/91/EC                     |         |           |