



Hallmead Road, Sutton,
Guide Price £550,000 - Freehold



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**WILLIAMS
HARLOW**







Come What May







Williams Harlow Cheam - A three bedroom family home presented in excellent and loving condition. Not only is it move in condition but also ultra close to Sutton high street and the Sutton common train station. A real all rounder and high performing property. Ready to view.

The Property - Excellent Condition

If you seek a house which is ready to enjoy and also to impress all of your guests, this is it. Modern and chic décor compliment the slightly amended ground floor layout where the dividing wall between kitchen and dining room has been removed to create an open plan family room. The lounge is beautifully decorated with sage green walls and off white shutters. The first floor includes three bedrooms and the luxurious bathroom.

Outdoor Space - Private With Pot

The rear garden extends to approximately 80ft, offering excellent potential to create an oasis-like outdoor space, with scope for an arbour, seating areas and patio. The front provides off-street parking for one car.

The Local Area

The nearest train station is Sutton Common (walkable in under 10 mins). With great amenities on hand such as the Tennis academy and Sutton's comprehensive High Street. The highly regarded Greenshaw high school is only a short walk, as is All Saints Benhilton and a little further on you will find Sutton Grammar.

Local Transport

Sutton Common Station 0.5 miles

Sutton (Surrey) Station 0.9 miles

Carshalton Station 0.9 miles

Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.

164 – Wimbledon to Sutton

SL7 – Superloop bus route to Heathrow

213 - Kingston to Sutton

407 - Caterham to Sutton

Local Schools

Greenshaw - State- Mixed - Ages 11 - 18

Benhilton All Saints – State - Mixed - 3 - 11

Sutton Grammar – Grammar - 11 - 18

Nonsuch - Girls - Grammar - 11 - 19

Manor Park Primary - Mixed - State - 3 – 11

Features

Three Bedrooms - Semi Detached - Off Street Parking -

Modern Fixtures And Fittings - Kitchen Family Room

Benefits

No Work And Move In Condition - Private Garden - Direct Parking - Entertain In Style - Transport and Shopping Sorted - Potential To Extend

Walk To

Sutton High Street - Sutton Common Train Stn - Rose Hill Park

- Sutton Tennis Academy - Glenthorne - Bus Stops - Large

Tesco And Sainsburys - Local Vets

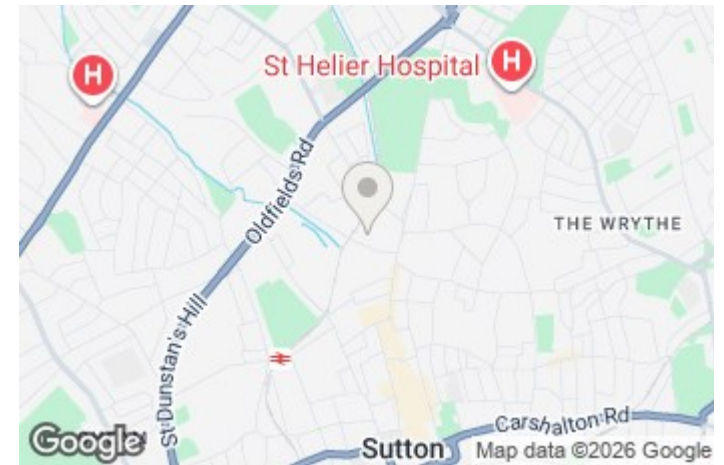
EPC AND Council Tax

D and D

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.



Cheam Office

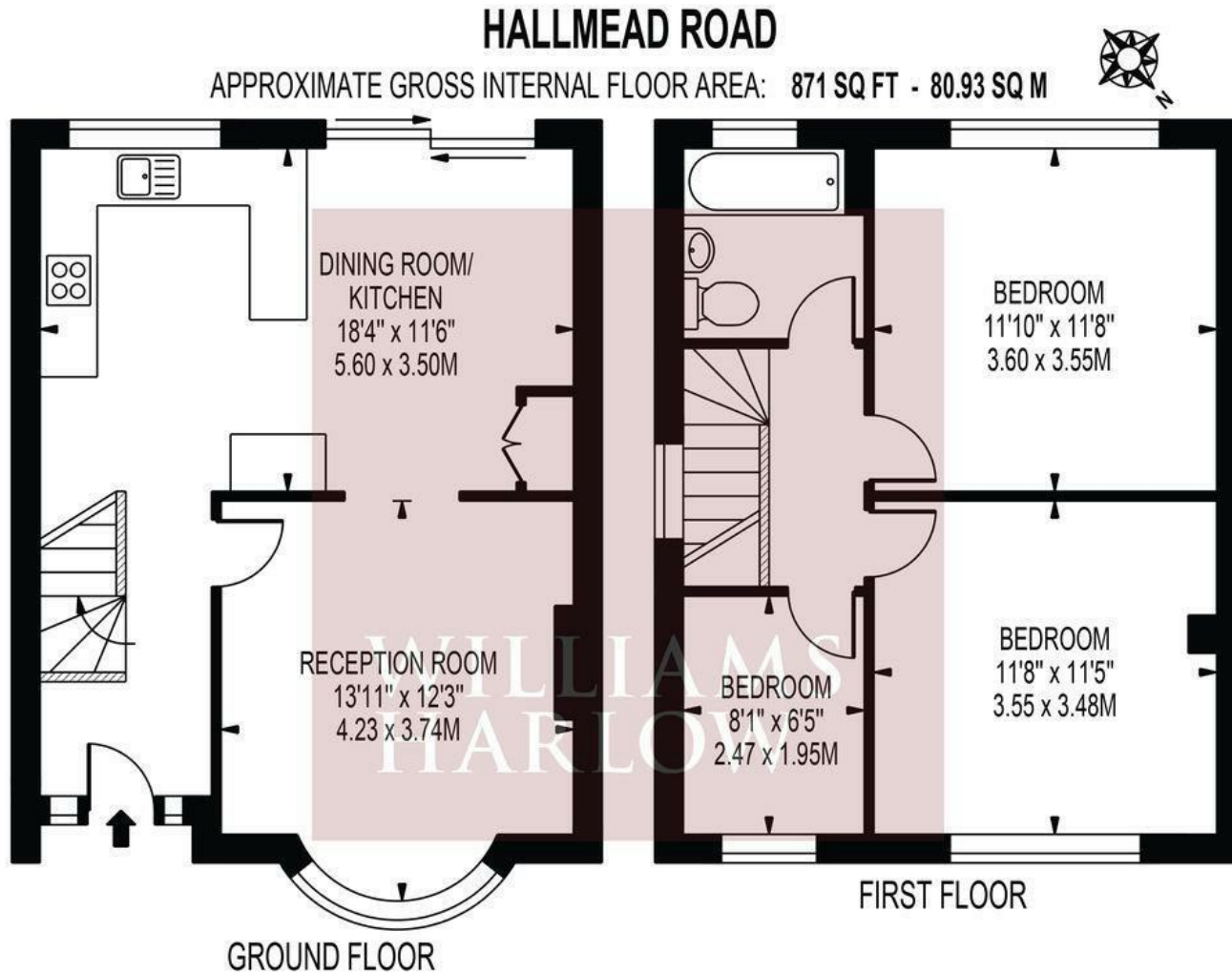
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

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