



Prior Avenue, South Sutton,  
Guide Price £875,000 - Freehold

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-  3

**WILLIAMS  
HARLOW**











Williams Harlow Cheam – A exceptionally spacious five bedroom family home offered with a modern interior. Ideally located for Harris, Barrow Hedges and Seaton House schools, it's a popular and convenient side road. Ready to view now.

## The Property

Headlined by five bedrooms, two bathrooms, two separate lavatories, three reception rooms, kitchen breakfast room, landing and hallway. The benefit of building above the garage is apparent; the double fronted first floor, five bedrooms, study and large landing make this a stand-out property. Many bedrooms have fitted wardrobes. The supporting decor is modern and impressive; especially in the remodelled bathrooms and cloakroom, numerous light wells through the property, the gorgeous wooden floors to the reception rooms and the fitted sleek and modern kitchen.

## Outdoor Space

The sunny rear garden measures circa 60ft and is west facing. A mature canvas, its private and lush and enjoys a pretty outlook perfect for family life. The frontage provides a driveway on which to park and access the garage. The garage is spacious and ideal for parking and or storage.

## The Area

South Sutton is an affluent area. Commuters can take full advantage of the wide range of trains from Sutton town centre to several central London locations. Other transport options include buses to Morden, Kingston and Epsom. The area is a short drive from Banstead Downs and the holistic nature of having rolling downland in Greater London can never be underestimated. Local schools include Seaton House, Harris, Barrow Hedges and Sutton Grammar. Also with a small parade of shops just around the corner the need to venture into the larger nearby towns is not always necessary.

## Why You Should View

The house is the perfect package; character architecture with a modern interior, spacious and easy to use layout, superb location for family life in one of the most sought after local spots. Every buyer with the budget should view.

## Vendor Thoughts

"We knew immediately this house was for us. We viewed before it was advertised and made an offer that day, learning later that the previous owners done exactly the same"

## Features

Five bedrooms - Two Bathrooms - Semi Detached - Driveway - Garage - Modern Décor - West Facing Garden - Two Separate Lavatories - Three Reception Rooms - Large Landing

## Benefits

Walking Distance to Seaton House/Barrow Hedges/Avenue Road - Electric Car Charger on Drive - Walking Distance to Shops - Between Two Stations - Kitchen Breakfast Room - Sunny Rear Garden - Character Architecture - Lots Of Storage

## 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 (Circa 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 - Barnstead to Mitcham via St Holier Hospital

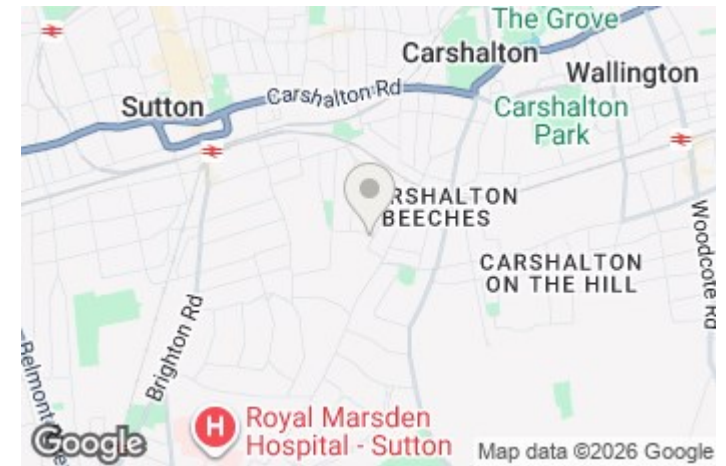
S3 - Belmont to New Malden via Sutton

## 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.

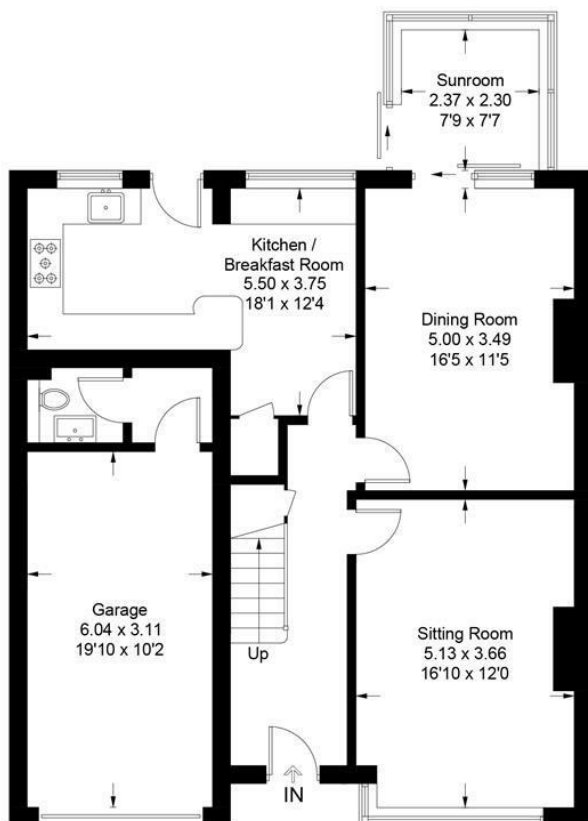
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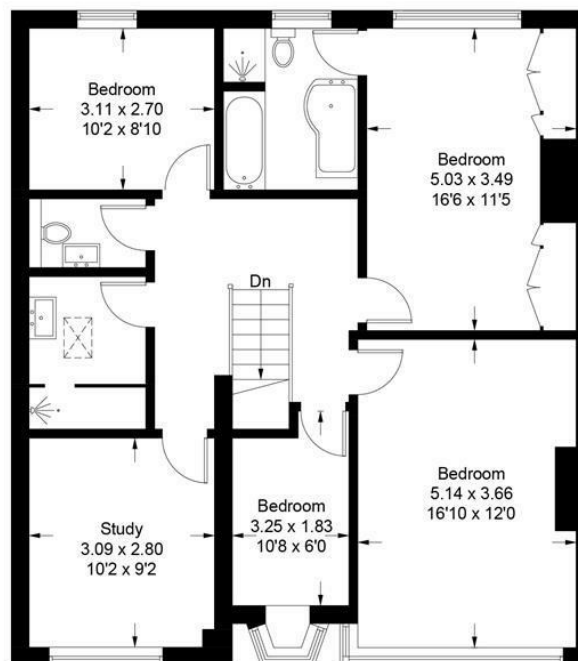
Approximate Gross Internal Area = 193.2 sq m / 2080 sq ft  
(Including Garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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



**Ground Floor**



**First 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. (ID1194008)

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