



Sunnymede Avenue, Carshalton Beeches,  
Guide Price £750,000 - Freehold



WILLIAMS  
HARLOW











Williams Harlow Cheam - A house in waiting and a project worth doing. Secure your families future with this spacious semi detached home located with a highly sought after Carshalton Beeches location. Requiring modernisation, the opportunity to couple extensions and ideal remodelling to suit your vision is attractive and should draw the very best buyers in. Renovating a building is one thing but the ace card for this home is its glorious backdrop and views which really set this property apart. Ready to find your families nest for the next generation? Look no further.

## THE PROPERTY

Its easy to see the potential here. From the kerb to the back door, this house is an uncut gem waiting to be polished. Up and down the road, neighbours have invested in their houses to extend and this is taken as sign for both community, affluence and care. With instant kerb appeal, the house has presence which draws you in. Once inside the house is dated but liveable whilst you work out the best future plans. The entrance hall leads you both upstairs and to the ground floor rooms; spacious through lounge and spacious kitchen. The first floor has been extended above the garage and now offers four bedrooms and family bathroom. The original back elevation is easy to extend against with loft conversions and full width side extensions are also common in the area.  
Porch - Entrance Hall - Dining Room - Lounge - Kitchen - Four Bedrooms, Bathroom - Lavatory - Integral Garage

## OUTDOOR SPACE

An exception rear garden with views to seal any deal. The garden extends to approximately 140 feet with a fantastic outlook over a golf course to the rear with uninterrupted views. There is a patio to the rear and various outbuildings. To the front there is off street parking and an area of garden with flower and shrub borders.

## LOCAL AREA

The road is a charming hide away which you wouldn't normally go down unless you had good reason. That said its still extremely close the Marsden hospital, Barrow Hedges and

Seaton House schools, Banstead, Belmont and Carshalton Beeches village and miles of Down land with bridle trails.

## WHY YOU SHOULD VIEW

Buy for less and manage and fulfil your project/dreams. Why not set your family up for a safe and secure future with access to excellent local schools, highstreets and transport.

## Features

Four Bedrooms - Semi Detached - Family Bathroom - Through Rooms - Sizable Kitchen - Garage - Driveway -

## BENEFITS

Spacious accommodation - Fantastic rear garden and Views - Room To Modernise - Close To Marsden - Close to Bus and Train Links - Close to High Streets - Close to Barrow Hedges - Close To Seaton House - Short walk to open countryside and golf clubs - Potential to extend (STPP)

## LOCAL TRAINS

Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton circa 32 mins)

Epsom (Circa 10 mins)

Horsham (Circa 47 mins)

Thames Link Sutton to St Albans via City (Circa 44 Mins)

## LOCAL 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

## 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

Oaks Park High School - Mixed - 11-18

## COUNCIL TAX

Sutton BAND F £3,278.49 2025/26

## 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.

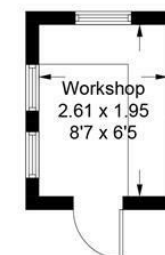
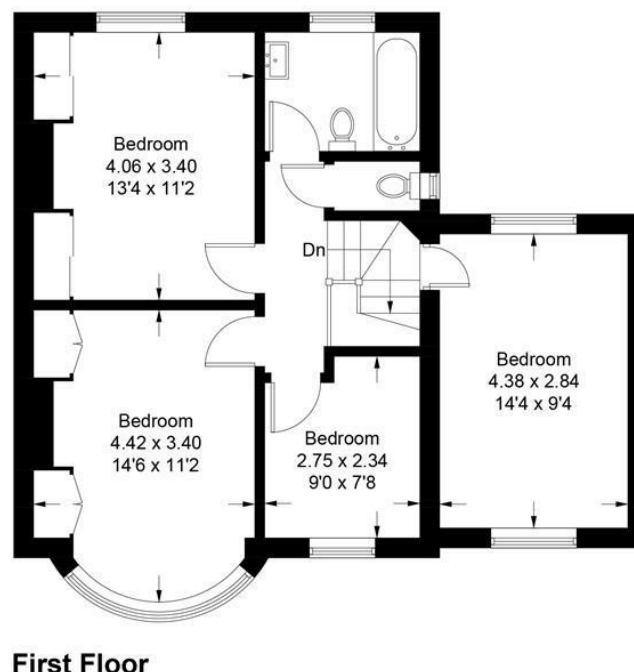
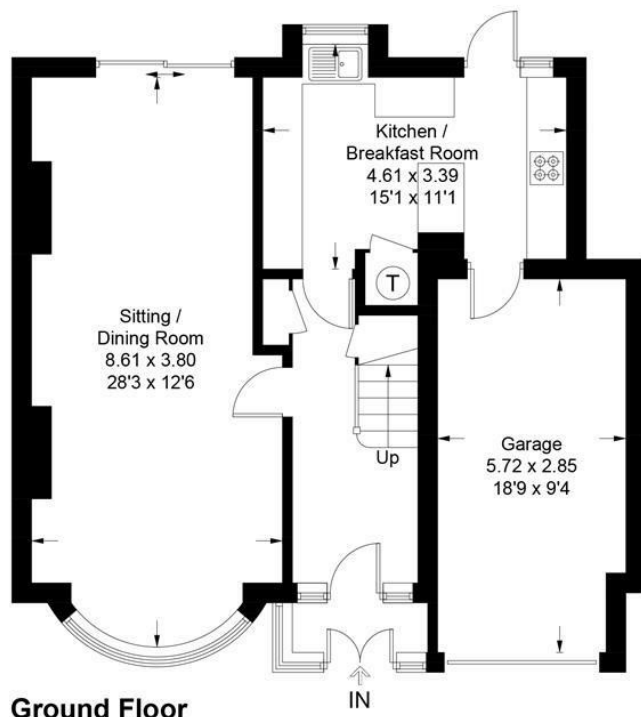


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 134.9 sq m / 1452 sq ft  
 (Including Garage)  
 Workshop = 5.1 sq m / 55 sq ft  
 Total = 140.0 sq m / 1507 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



(Not Shown In Actual Location / Orientation)

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. (ID1292592)

