



WILLIAMS  
HARLOW  
FOR SALE  
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Eastleigh Close, South Sutton,  
Offers In Excess Of £525,000 - Freehold

WILLIAMS  
HARLOW













Williams Harlow Cheam - A four bedroom mid terrace house with garage en-bloc. Located within a favoured cul-de-sac within a short walk of Sutton town centre and train station, this easy to live with house has the huge benefit of four bedrooms on the first floor. The property is presented in good condition and offered without an onward chain. View now.

## The Property

A house which is spacious and practical. The main draw will certainly be the number of bedrooms, four which are all on the first floor. Room sizes have been prioritised here with little wasted space in the hall and landing. The ground floor has an open plan through lounge which incorporates the dining room, cloakroom, kitchen and conservatory. The first floor has four bedrooms and family bathroom. Neutral décor and a light and bright interior are really attractive features.

## Outside Space

With a front garden and path leading you to the front door and a private and compact rear garden. The garage is en-bloc.

## Local Area

Eastleigh Close is a popular cul-de-sac, very close to Sutton Town centre and train station. Locally, the area offers plenty for professionals, couples and families. Commuting is easy from the mainline Sutton train station with extra options from the Thames link served West Sutton. Schooling is an impressive draw and Sutton excels in this regard. All ages are catered for and there are many outstanding graded schools locally. Sutton town centre has a main high-street full of shops and restaurants, bus stops and a buzzy vibe.

## Why You Should Buy

This house is better than the norm, with only two floors it has all the bedrooms available on the same floor. Additionally if you want convenience of location, then this is one of the closest houses with four bedrooms you find to Sutton town centre.

## Vendor Thoughts

"Purchased originally as an investment, we are selling as our jobs have taken us overseas"

## Features

Four Bedrooms - Through Lounge - Conservatory - Private Rear Garden - Cloakroom - Bathroom - Kitchen - Neutral Décor - Garage

## Benefits

No Onward Chain - Walk To Sutton Town Centre - Walk To Overton and Harris - Walk To Overton Park - Walk To Sutton Train Station - Private Rear Garden

## Local Schools

Overton Grange School- State- Mixed- 11-18  
Devonshire Primary School- State- Mixed- 3-11  
Harris- Mixed State - 11 - 18  
Sutton Grammar School- Grammar- Boys- 11-18  
Avenue - State - 3 - 11 OUTSTANDING  
Sutton High - Fee Paying - Ages 3 - 18  
Cheam High - State - 11 - 19  
Cuddington Croft - State - 3 - 11  
Nonsuch Girls - Grammar - 11 - 19

## Local Transport

Sutton Train Station to London Victoria (circa 33 mins)  
Sutton Thames Link - Sutton to St Albans via City circa 40 mins  
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.

Bus Routes from Linking Sutton -

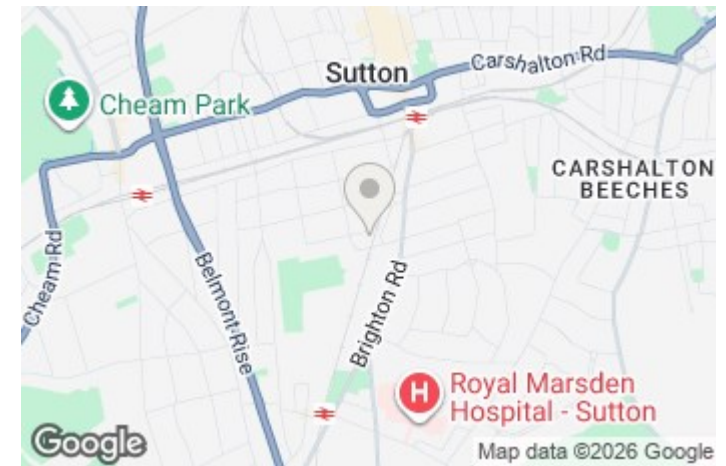
80 - St Helier To Tooting  
151 - Wallington To Worcester Park  
164 - Sutton To Wimbledon  
213 - Kingston To Sutton  
280 - Belmont To Tooting  
413 - Sutton To Morden  
470 - Sutton To Colliers Wood

## EPC AND COUNCIL TAX

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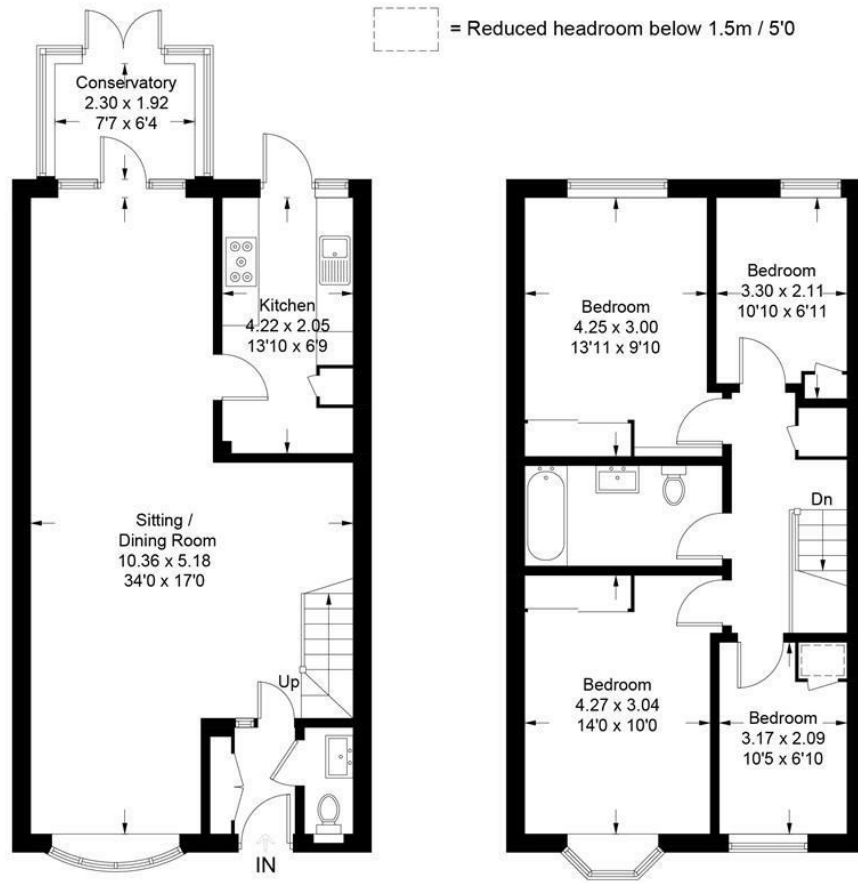
## Why Williams Harlow

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 = 116.3 sq m / 1252 sq ft



**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. (ID1295291)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 75                      |           |
| (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 |           |

