



William Road, , Sutton, SM1 4QT

- Four Bedroom Terrace House
- Large Private Rear Garden
- Close to Local Amenities
- Viewings Highly Recommended

- NO CHAIN!!
- Close to Popular Sutton Grammar School
- Excellent Transport Links

Offers In Excess Of £475,000



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DESCRIPTION

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Four genuine double bedrooms, two reception rooms and three floors of space give this mid-terrace house a lot more going for it than first meets the eye. There is a comfortable sense of proportion throughout, with the ground floor offering two separate reception spaces alongside the kitchen. Upstairs, the four bedrooms are arranged over two floors, giving everyone a little more room to breathe and making the layout particularly well suited to family life.

The house is ready for its next chapter. It is something of a blank canvas, with plenty of scope to update, improve and make the interiors your own without having to start from scratch. Whether you prefer a gentle refresh or have grander plans, there is enough space here to have a bit of fun with it.

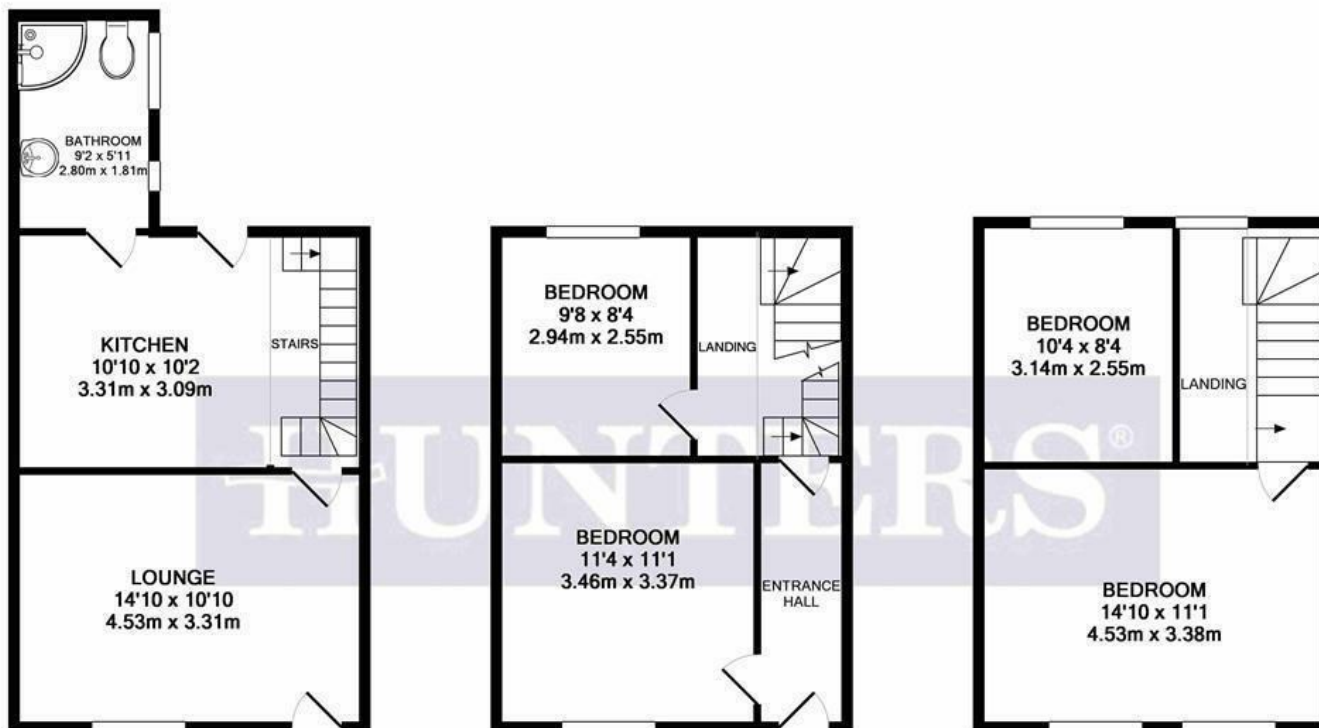
And then there is the garden. Private, useful and just the right sort of space for a table, a few chairs and the inevitable conversation about who is going to look after the plants. Location is another strong point. William Road is within easy reach of Sutton town centre, with its shops, cafés and everyday amenities, while the area is well served by schools, including Manor Park Primary Academy and Sutton Grammar School, both within easy reach.

Transport is equally convenient, with Sutton railway station around 700 metres away and a number of local bus stops close to the property, making journeys into London and across the surrounding area straightforward. In short, this is a four-bedroom house with the space, garden and location already in place — all that is really missing is someone with a vision for what comes next.

**** The property has been tenanted since the pictures were taken, and does not include their furniture ****







GROUND FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 997 SQ.FT. (92.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewings

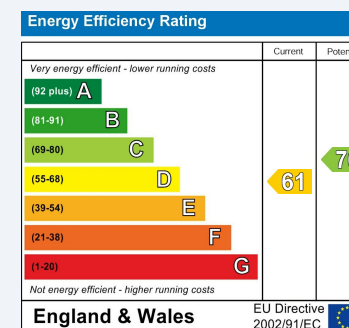
Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.