



Sunningdale Road, Cheam, Surrey
Offers In Excess Of £585,000 - Freehold



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**WILLIAMS
HARLOW**











Williams Harlow Cheam – A handsome house which draws the eye and impresses when seen. With sumptuous period features and a build which has lasted the test of time, this style of property are always held in high regard and sought after. Excellent and easy access to local amenities such as Cheam high school, Tesco super store, West Sutton train station and Cheam village are all walkable for most; whilst the most local parade of shops offers much of what you need on a daily basis and is likely under 5 minutes for most. Having been a family home for the current vendor since 1999 we confidently believe the next owner will enjoy the fruits of raising a family here for their own generation. Ready to view now.

The Property

Built around the turn of the last century, this spacious house is the perfect family home for those wanting a nest with character and charm. Extremely popular since their build, period houses quite simply offer something that modern houses just can't replicate; personality and build quality. The build quality is obvious and I do not expect modern houses to still be around over 100 hundred years yet these have been and likely will be. These houses were built to last when greater care was taken. Internally the property is easy to live with and offers three bedrooms, family bathroom, two reception rooms and kitchen. The landing and hallway provide access to the rooms. The garage with a store room behind is located to the side of the house. The décor is homely and reassuring, representing the owners longevity here and their chance to create something which isn't pretentious but impressive and holistic. The windows allow for bright daylight hours and uplift.

Outside Space

The westerly rear garden with sandstone patio and lower lawn is calling out for the coming sunny days. The frontage includes a gated entrance to the garage and a gated path to the front door.

The Local Area

A sought after selection of roads between Sutton and Cheam Village. Popular with families and generally quiet in terms of

traffic etc, the roads don't feel as busy as some of the other parts of Cheam can be. The local park is great for dog walks and is under 5 mins walk. Fitness centres are found in all directions and close by, as are sporting facilities of all sorts. Essentially its greater, suburban London living at its best.

Why You Should View

Quietly tucked away, this house is conveniently located for ease of family life but without the hustle and bustle that some locations compromise on. Walk to a pick of trains and buses, excellent schools and local shops. The sellers longevity of occupation is a testament to the property standard.

Vendor Thoughts

"We have raised a family here and have many cherished memories over the years. As our family has changed so our needs to schools or transport has changed; we can now move much further afield and start a new adventure"

Features

Three Bedrooms – Two Reception Rooms – Garage – Family Bathroom – West Facing Rear Garden – Well Decorated

Benefits

Close to West Sutton Train Station – Walkable To Cheam Village – Walkable To Local Schools – Walkable To Parks – Vendor Suited – Close to Shops

Council Tax And EPC

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Local Schools

St Dunstan's - State- Mixed - Ages 5 - 11
Homefield Prep - Fee - Boys - 3 - 13
Sutton High - Girls - Fee - 3 - 18
Nonsuch - Girls - Grammar - 11 - 19
Cheam High - Mixed - State - 11 - 19

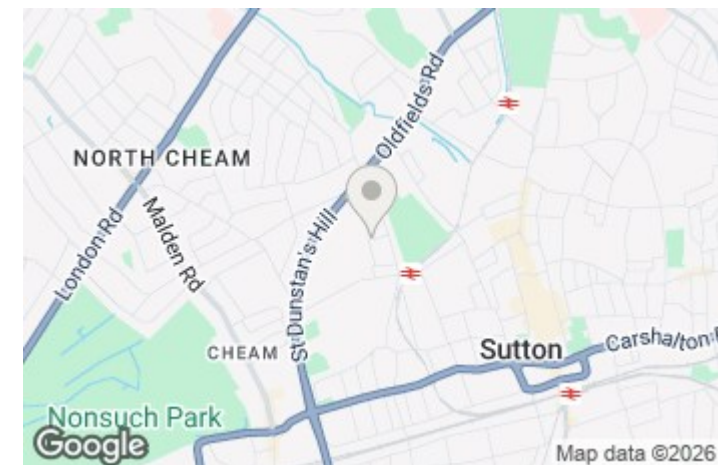
Local Transport

Cheam Train Station - London Victoria and London Bridge -

Southern Service - circa 36 mins. Epsom - circa 7 mins.
West Sutton Train Stn: Thames Link, Sutton to St Albans via City circa 40 mins
Local Bus Routes:
80 - Belmont Via Sutton to Morden Tube.
413 - Morden to Sutton
SL7 – Superloop bus route to Heathrow
213 - Kingston to Sutton
151 - Wallington to Worcester Park

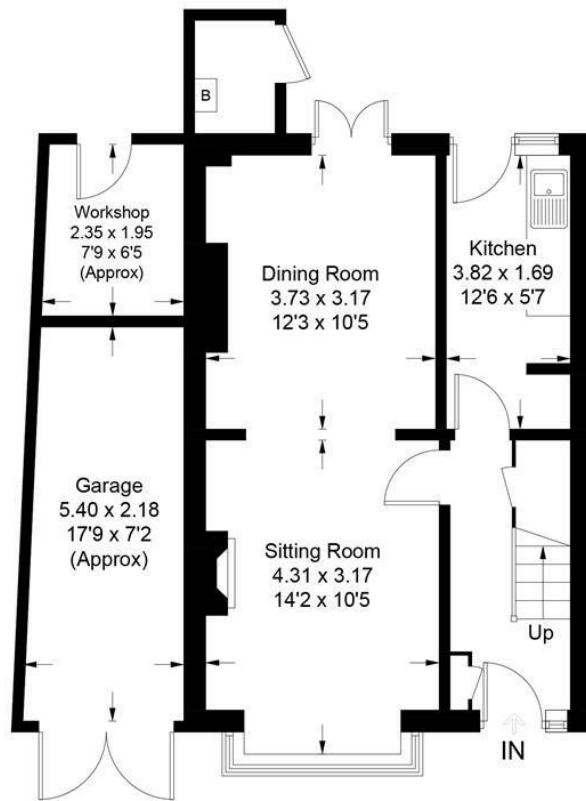
Why Williams Harlow

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.

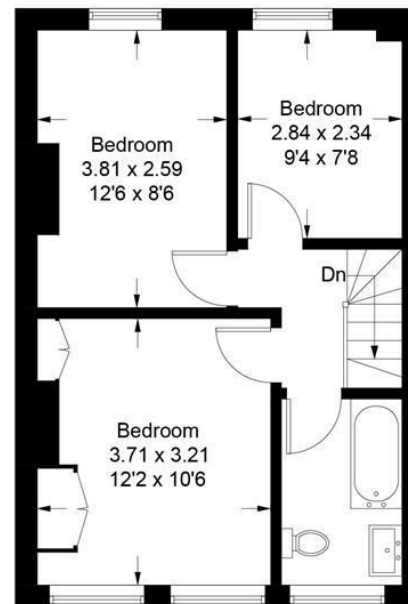


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 77.7 sq m / 836 sq ft
Garage / Workshop / External Cupboard = 17.7 sq m / 190 sq ft
Total = 95.4 sq m / 1026 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. (ID1268362)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(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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