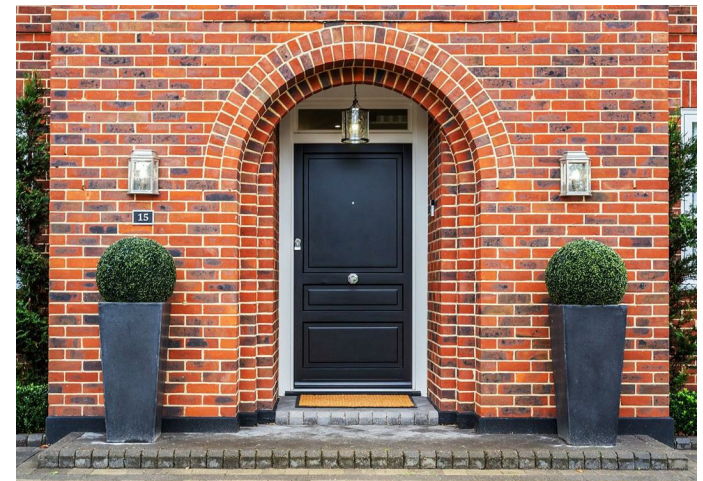




Warren Avenue, South Cheam, SM2 7QL
Offers In Excess Of £2,150,000 - Freehold

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-  4
-  3

**WILLIAMS
HARLOW**



Williams Harlow Cheam – Offering an immaculate and extremely handsome property whilst boasting a premier South Cheam location and a luxury lifestyle interior. This house has to be viewed by those seeking the very best whilst also requiring a move in and enjoy option.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		71	74
	EU Directive 2002/91/EC		











The Property

Back in the 1920's and 1930's, the local builder of quality homes was named Burton and this name carried weight and was a stamp of luxury for its day. You find these mansion type houses around Cheam and as the plots were bought and built some were built to existing templates whilst some were more bespoke; this is one of the more bespoke examples. Unusually for Burton, this house had a request for a basement and so one was created and with modern day requirements this feature has now become the cinema; just one of the ways the period charm has seamlessly been reimagined for today's luxury living. No expense has been spared by the current seller and mingled with the impressive yet more ordinary features such as stunning kitchen and bedroom numbers are features such as home salon, home gym, and every bedroom possessing its own ensuite facilities. Once inside, you enter into the large entrance hall and the dimensions really hit home its extravagance. To the right, the large formal lounge with its home office following on, to the left the kids play room. Ahead and to be discovered, the exceptional kitchen/family room, and it's so successfully delivered it's hard to imagine spending time in any other part of the house. The space includes mini zones for different activities which include cooking, dining, lounging and just being. Expecting company and a busy house, the facility of two ground floor W.C's and a separate utility room, are more than adequate for most needs. Whilst unusual for houses in this area to host their own salon and gym, once seen you will wonder why doesn't every home have them! Host your own parties with an specific area to get ready within, or invite your own hairdresser to visit in maximum privacy; lots of choices are on offer. Up onto the first floor, the landing is huge! Circulating off the landing and the four sizable bedrooms are built for maximum luxury and convenience. Yes the seller could have created more bedrooms and less bathrooms but again once you see it you will see the logic and feel the desire. Should you want or need, the seller does inform us that the loft could be converted and is extremely large.

Outdoor Space

This is an incredibly good looking house and its framed and

improved by the gated access and massive driveway. The front measures 72 ft x 50ft. The rear garden measures 141ft x 72ft. The plot .37 of an acre. The rear garden offers an incredibly sunny southerly aspect and has been landscaped for ease of use. The patio and lawn work together to entertain, play and sooth the soul. One of the seeming garages has been converted for storage whilst lending space for the utility room.

The Area

Cheam Village is superb and if you haven't visited, you must. Its very much like lots of other Surrey towns in that it offers excellent commuting links, nice high street with lots of independent shops and crafts as well as the national chains, excellent schooling and green open spaces. However it's the general relaxed and peaceful neighbourhood which allows for you to take evening walks without a second thought and the community where people feel invested. Within a very short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 5 mins and you will be ordering a flat white in one of the various coffee shops on the high street. From Cheam train station, you can journey to London Victoria or London Bridge in around 35 mins. Surrounding towns include Banstead, Sutton, Epsom and Carshalton. Road networks include the M25, A3 and A217. Gatwick and Heathrow are easily drivable in circa 40 mins and with the excellent road and rail networks the South coast is readily accessible. South Cheam also indulges the sporting types with golf, tennis, rugby and cricket. Being so close to Epsom, it's great for horse owners also.

Why You Should View

The location is exclusive, the property immaculate, the features exquisite, the plot size and aspect ideal. Security and privacy catered for, the local amenities plenty. Put simply this is an opportunity to move in and enjoy life in one of the very best South Cheam can offer.

Vendor Thoughts

"We have always lived in and around Cheam and whilst not really looking we stumbled upon another house nearer our parents which we can put our stamp onto again".

Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19
Glynn - Boys State - 11 - 18

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

Pointers

- Immaculate - Gated Entry - En-suite To All Bedrooms - South Cheam - Salon - Gym - South Facing Garden - .37 Of An Acre - Carriage Driveway - Stunning Kitchen - House to Entertain within - Home Office - Local Stations to Central London - Gatwick and Heathrow within 40 mins



Cheam Office

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WARREN AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3419 SQ FT - 317.64 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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