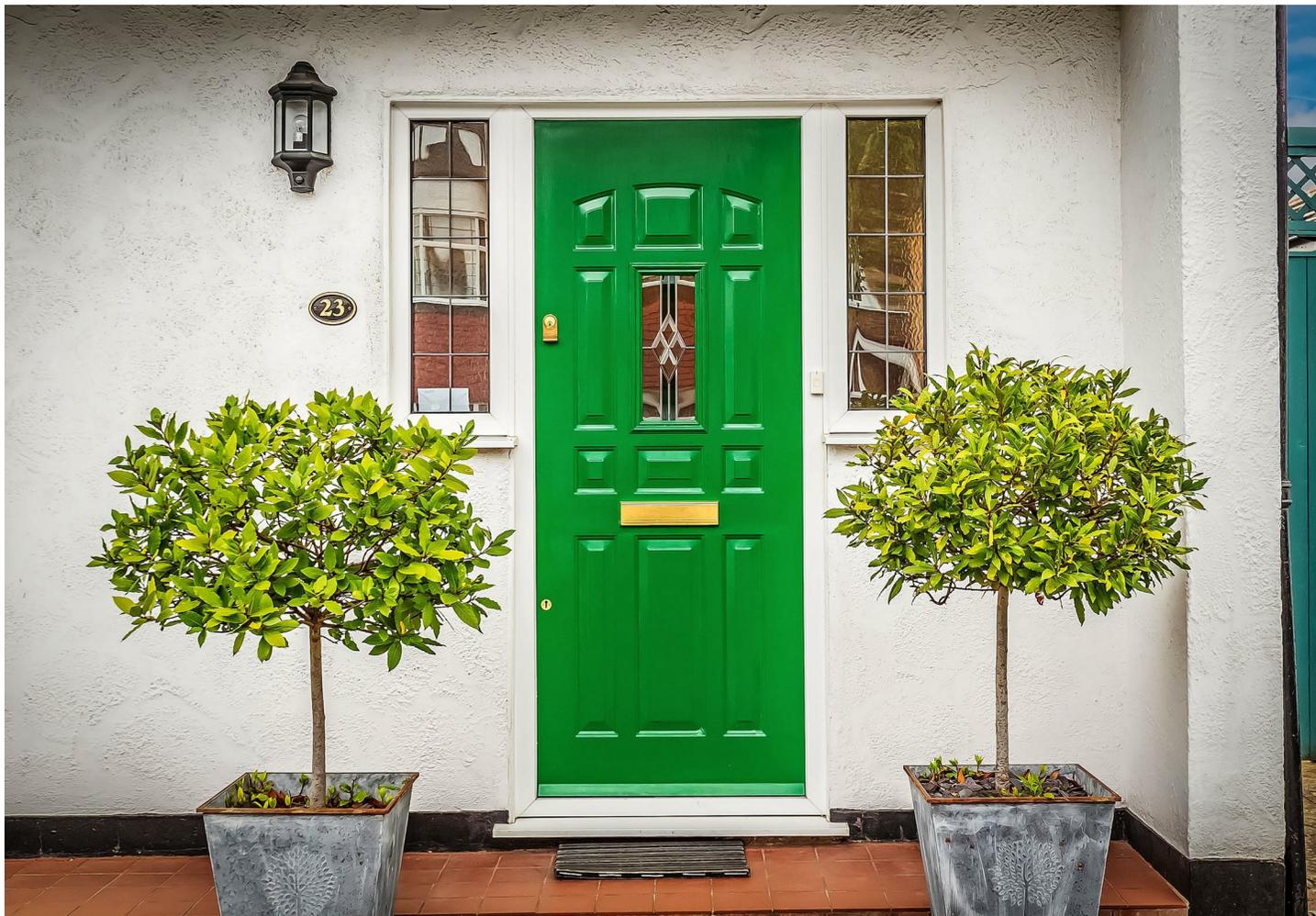




Wrayfield Road, Cheam, SM3 9TJ  
Guide Price £750,000 - Freehold



**WILLIAMS  
HARLOW**

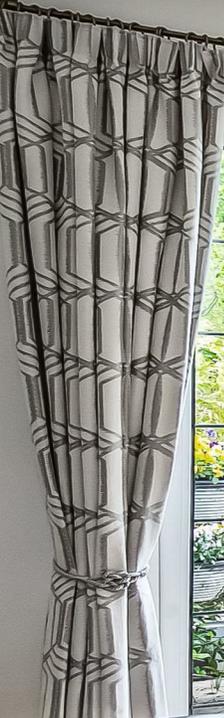


Williams Harlow Cheam – Exceptionally handsome house, inside and out, which is ideally located for the local schools. It's evident the house is much loved by the current owners and as is often the case the need to downsize is the only reason to move after many happy years.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











## The Property

Accommodation consisting of four bedrooms, bathroom, two separate W.C's, utility room, entrance hall, kitchen/breakfast room, lounge and dining room. The house, having been extended to the ground floor and loft, offers an excellent, easy to live with layout; ideal for families. The kitchen and dining room, overlooks the superb garden.

## Outdoor Space

South West facing, private rear garden which measures circa 75 ft. A patio leads off the house and round the side of the house. The garage, slightly offset to rear of the house, is very handy. The incredibly manicured lawn has stunning borders and ends with a play area and hidden shed.

## The Area

The nearest train stations are West Sutton (Thameslink) and Cheam Village (Southern). The road is lined with well-maintained properties. Cheam is a sought after spot for its convenience, parks and transport links. The Village high-street is a great place to catch up with friends over a meal and coffee. Additionally, there is a large Sainsburys close by for grocery needs.

## Reasons to view

A rare style and one which is very attractive. We anticipate the next owners will be here for a generation and for that reason alone, it should not be passed over.

## Pointers

Four Bedrooms - Semi Detached – South West Facing Rear Garden - Close to Local Schools - Very Well Presented - Garage - Driveway - EPC D - Council Tax E

## Vendor Thoughts

“This house has been part of our family for many years and it has been an incredibly hard decision to move. We only hope the next owners have as many good times here as us”

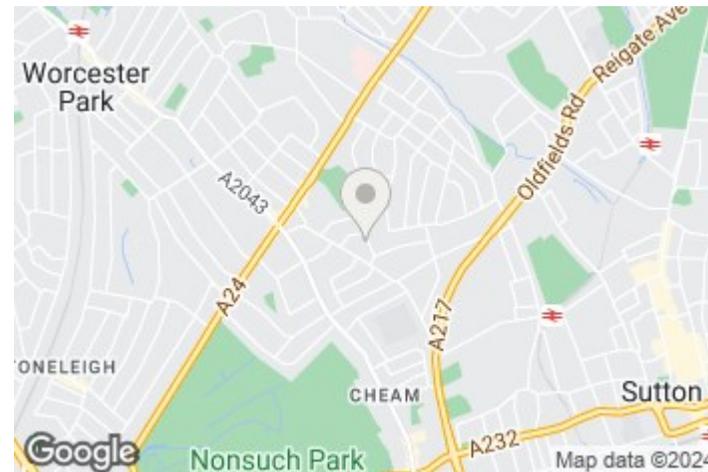
## Local Transport

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:  
93 - Cheam to Morden Tube  
413 - Morden to Sutton  
SL7 – Superloop bus route to Heathrow  
213 - Kingston to Sutton  
151 - Wallington to Worcester Park

## Local Schools

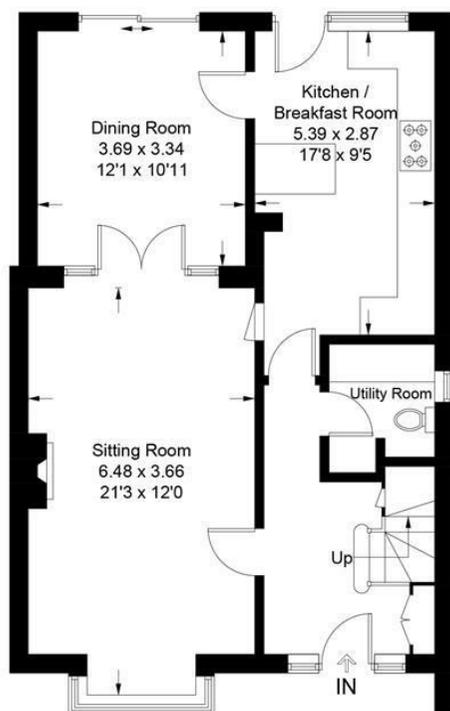
St Dunstan's - State- Mixed - Ages 5 - 11  
Homefield Prep - Fee - Boys - 3 - 13  
Sutton High - Girls - Fee - 3 - 18  
Nonsuch - Girls - Grammar - 11 - 19  
Cheam High - Mixed - State - 11 - 19  
Cheam Fields – Mixed – State – 3 – 11  
Cheam Park Farm – Mixed – State – 3 - 11

## EPC AND COUNCIL TAX D AND E

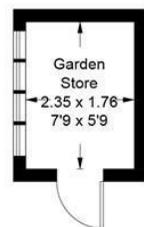


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

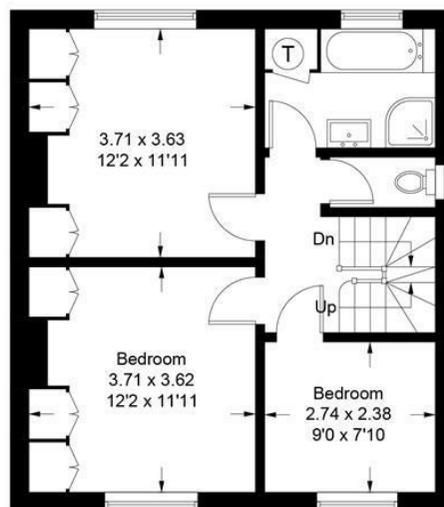
Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft  
 Outbuildings = 17.9 sq m / 193 sq ft  
 Total = 153.1 sq m / 1648 sq ft



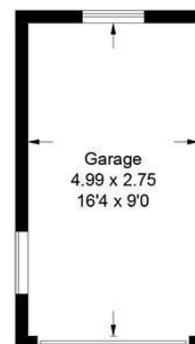
**Ground Floor**



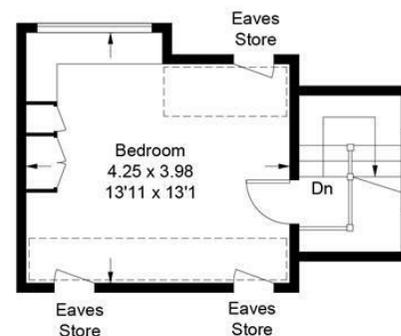
(Not Shown In Actual Location / Orientation)



**First Floor**



(Not Shown In Actual Location / Orientation)



**Second 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. (ID1078007)

www.bagshawandhardy.com © 2024

