

Sandy Lane, South Cheam,

Guide Price £1,300,000 - Freehold

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WILLIAMS HARLOW










Hotpoint




HOME









Williams Harlow Cheam - Modernised detached house in prime South Cheam road. Spacious at just under 2500 sq ft and move in condition. A must view for any serious buyer.

The Property

Spacious rooms headline here with all the bedrooms being true doubles. Additionally the reception rooms and kitchen are equally impressive in size and all have been modernised. There are three bathrooms to support the accommodation and an integrated double garage with direct access into the house. Practical features such as the bedrooms include wardrobes, the separate utility room off the kitchen and the bi fold glass doors accessing the garden heighten everyday usability. Luxurious features include large entrance hall and galleried landing, sleek kitchen with fitted appliances, oak veneer doors and staircase, tiled ground floor with under floor heating.

Outside Space

A carriage driveway to the front of the property and a 109 ft rear garden. With mature planting to both front and back, the outdoor space reflects the no work needed tag as the house.

The Local Area

Cheam Village is superb and if you haven't visited, you must. It's very much like lots of other Surrey towns in that it offers excellent commuting links, a 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

A sought after road and a house which has been completely refurbished, this property provides a smooth transition for any buyer.

Features

Four Bedrooms - Three Bathrooms - Detached - Double Garage - Immaculate Condition - Over 100 ft Rear Garden - Off Street Parking - 2449 Sq Ft

Benefits

- Sought After Road - Walk To Nonsuch School - Walk To Cheam Train Station - Walk To Cuddington and Banstead Downs Golf Courses - No Work Required And Modernised -

Local Schools

Sutton High - Fee Paying - Ages 3 - 18
St Dunstans- State- 3-11
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 3 mins.
Bus Routes from Cheam Village -
S2- Epsom Clock Tower to St Helier Station via Northey Avenue
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

Enhancement & Staging Disclaimer

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Council Tax and EPC

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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.

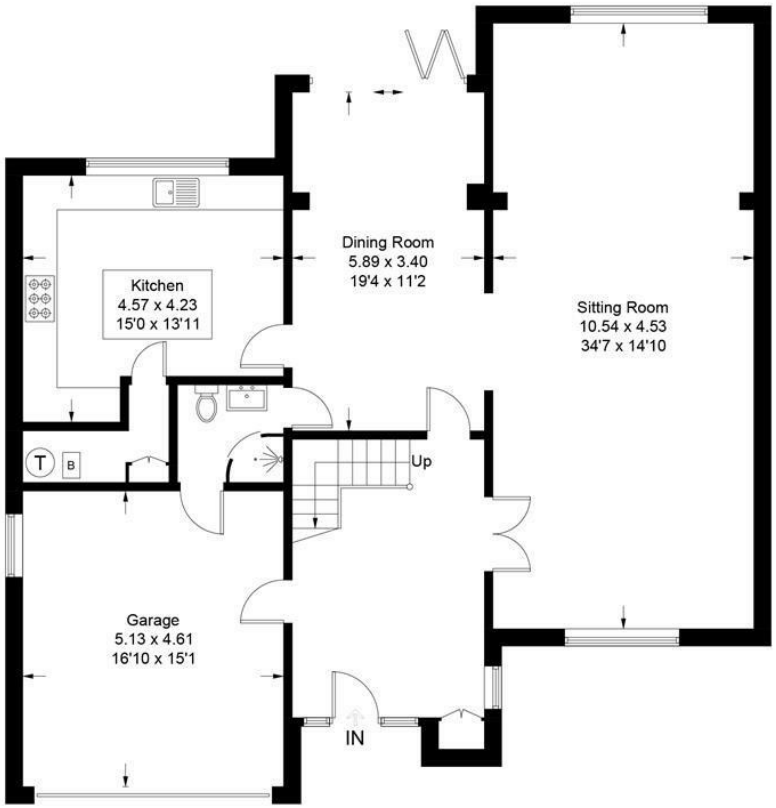


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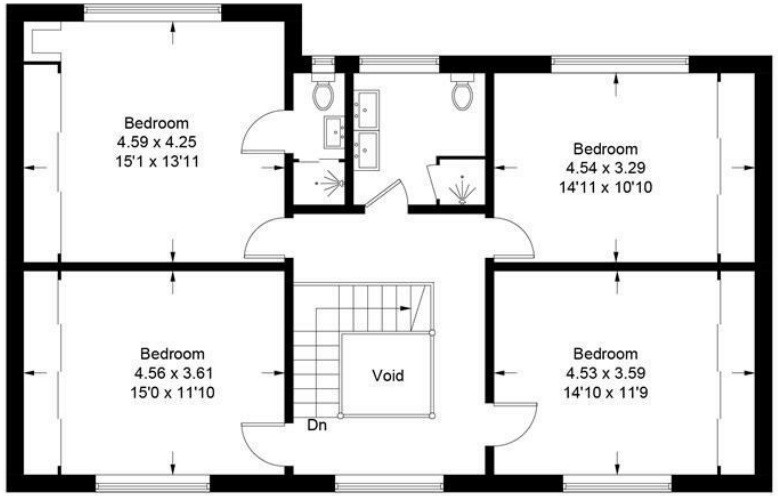
Cheam Office
Call: 020 8642 5316
5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk
www.williamsharlow.co.uk

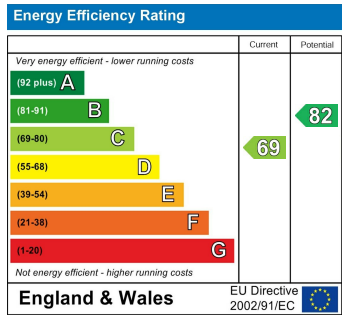
Approximate Gross Internal Area = 227.5 sq m / 2449 sq ft
(Including Garage / Excluding Void)



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. (ID1290571)

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