

Wray Road, South Cheam,

Guide Price £1,050,000 - Freehold

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WILLIAMS HARLOW












Russell Hobbs











Williams Harlow Cheam - Offering a superb premium South Cheam location which is very close to the Village and one of only a few houses on this particular quiet road, this spacious detached house is an exciting and rare addition to the market. With obvious future potential, a light and bright interior and a dream location this house has something for all tastes and needs.

The Property

Maximising kerb appeal, this wide detached house fills the eye. Double fronted, you enter via the central entrance hall and rooms are offered to either side with the stairs to first floor ahead of you. Three reception rooms are available to the ground floor and each will offer something different from the other. The kitchen with its pantry and separate utility room works practically with the dining room for the everyday or entertaining. The first floor includes four bedrooms and two bathrooms. The bedrooms have fitted wardrobes and circulate around the central landing. A testament to its appeal the house has been in the same ownership for many years and is only coming to market as a down size.

Outside Space

With gardens surrounding the house the main portion faces west and the third reception room takes advantage of this aspect. This portion measures 66ft x 50ft. Other measurements include the frontage 118 ft wide, and overall 0.2 plot. The garden is very pretty, private and easy to use.

Local Area

Location makes or breaks your enjoyment of a house and this house excels in the location. Found on a road upon which the build plots must have been developed later than the surrounding roads and resulting therefore in a more select number of overall property units, the location feels relaxed and uncrowded. Throw into the mix the ability to stroll into Cheam Village or enjoy a short walk back from the train station after a long day and you have a premium location within a premium location. You will enjoy walking to Nonsuch school, Cuddington croft, Cuddington golf course, sport clubs, Nonsuch and Cheam parks, numerous bus routes and Cheam train station, and of course Cheam Village high street.

Vendor Thoughts

"This has been a very difficult decision to start the process of a down size and one we haven't taken lightly. For many years this house has faithfully served us as a family and we have loved living here"

Why You Should Buy

Property is replicable, location less so, this house provides any buyer the chance to maximise both. Your whole family will revel in the inherent benefits as you grow and its possible you will sell only after living here for a generation.

Features

Four Bedrooms - Two Bathrooms - Three Reception Rooms - Detached - Double Garage - West Facing Sq garden

Benefits

Walk To Cheam Village and Train Stn - Walk To Local Schools and Parks - South Cheam - Private Garden

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
Glyn - 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 -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

EPC And Council

TBC And G

Whu Williams Harlow

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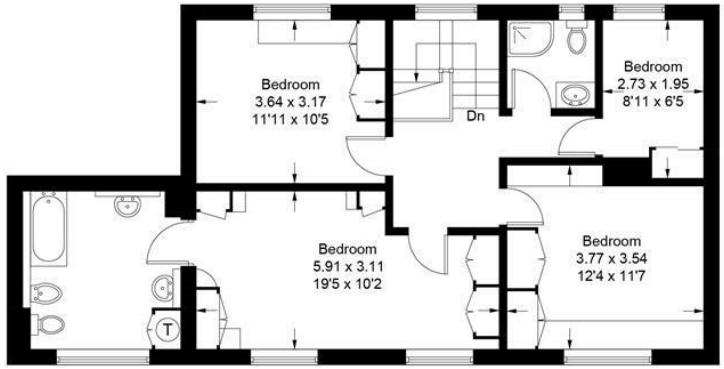


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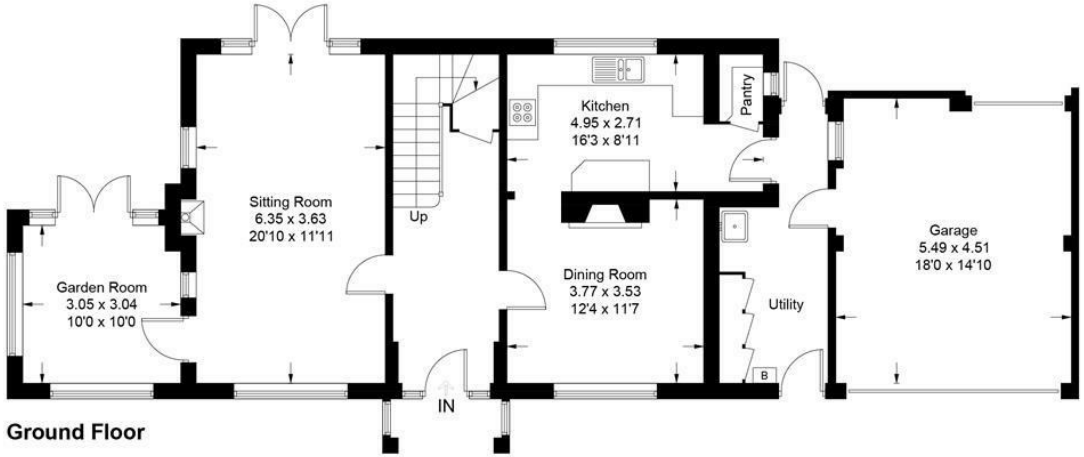
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Approximate Gross Internal Area = 185.0 sq m / 1991 sq ft
(Including Garage)

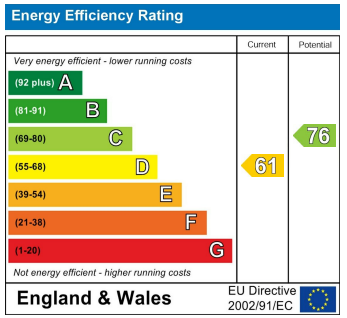


First Floor



Ground 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. (ID1297988)

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