



Sandy Lane, South Cheam,
Offers In Excess Of £1,250,000 - Freehold

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**WILLIAMS
HARLOW**











Williams Harlow Cheam - Expected to be extremely popular, this character Burton built house in a prime South Cheam spot and a large south-west facing rear garden. The property has potential to extend and modernise and is best described as a generational purchase. Secure your viewing slot ASAP.

The Property

A double fronted Burton built (famed local builder) detached house. The layout and the accommodation has a flowing and practical feel. All ground floor rooms are accessed from the entrance hall and all the first floor rooms are accessed from the landing. With three reception rooms, kitchen breakfast room, four bedrooms, two bathrooms, cloakroom and an exceptional landing which doubles as a home office or library. The decor is neutral.

Outdoor Space

Sandy Lane is an exceptional road in its entirety but there is Sandy Land and then there's 'Sandy Lane', this is most sought after part. The south-west facing rear garden is spacious and impressive, measuring over 190 ft. The frontage offers lots of charm and appeal with parking for many cars to boot.

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.

Vendor Thoughts

"Having thoroughly enjoyed Cheam for many years we now look forward to new chapters around the world. We take many memories of family and friends and couldn't recommend Cheam enough; the opportunity to live here has been incredible"

Why You Should View

We expect it to sell quickly; the last house we sold in this portion of the Sandy Lane returned double digit offer numbers and incredible excitement. If you seek the best house for your family in the generation to come, look no further.

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 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

Features

Four Bedrooms - Two Bathrooms - Three Reception Rooms -
Kitchen Breakfast Room - Cloakroom - Entrance Hall - Garage
- Reception Landing

Benefits

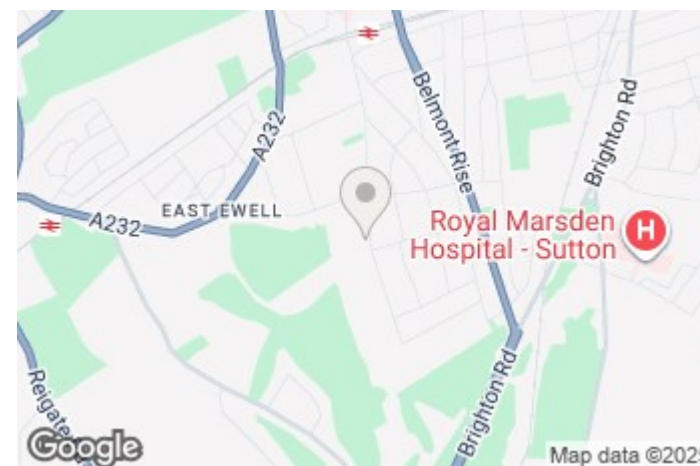
Potential To Extend - Close To Cuddington Croft and Nonsuch
- Close to Cheam Village and Train - Close to Avenue Road -
Close Cuddington and Banstead Golf Courses - No Onward Chain

EPC AND Council Tax

D AND G

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.



Cheam Office

Call: 020 8642 5316

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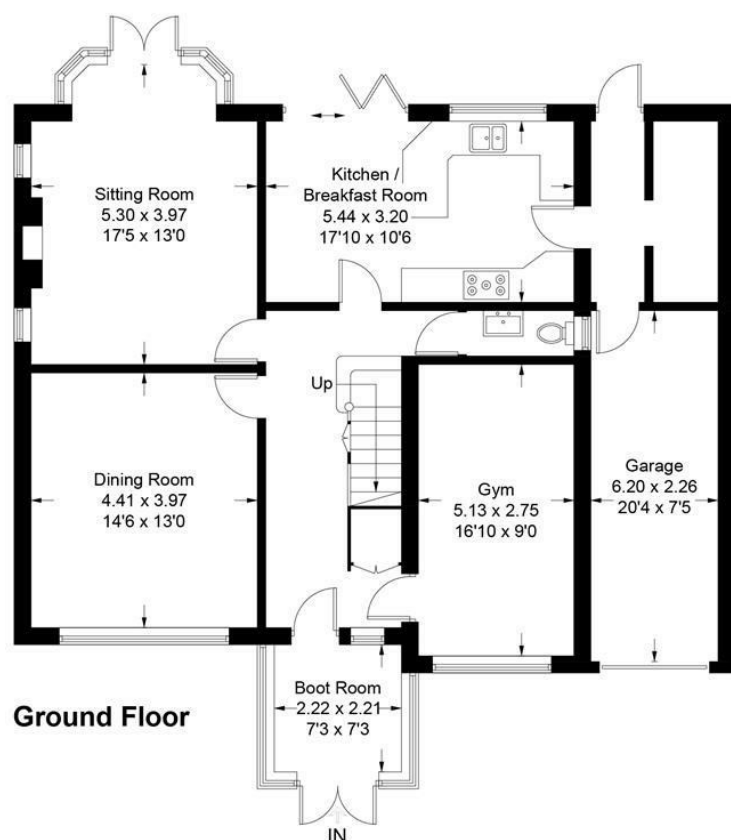
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Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances 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 = 214.7 sq m / 2311 sq ft
(Including Garage & Excluding Void)



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
	62	78

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. (ID1240090)

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