West Way, Carshalton Beeches,

Guide Price £1,350,000 - Freehold

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WILLIAMS HARLOW

Williams Harlow Cheam – A stellar example of modern luxury living in Greater London. Only a short train journey from central London, this large family home offers the best of Surrey and London combined. Local schooling is outstanding and the community feel of this highly sought after area is old school charm. Stunning and wide ranging vista above the beautiful rear garden looking away from the house balances an ultra-impressive interior and exterior. No onward chain and ready to view.

The Property

Refurbished with the owner occupier in mind, this house has been stylishly crafted. As a summary the accommodation includes six bedrooms, three bathrooms, three reception rooms, kitchen family room, utility room with storage, hallways and landings and integral garage. The décor is high calibre, offering neutral tones with a blend of character and modernity successfully. Rooms of particular note include the kitchen family room which offers one the largest islands and most expansive bi-folds the writer has seen. A room we all want and which brings busy families together. Additionally, one of the reception rooms acts as a cinema room complete with projector, exciting for film fans and or entertaining friends. Other features which add practicality include bathrooms on every floor and the separate utility room away from the reception space of the kitchen. If you have a growing family and seek a move in ready home which is future proofed for teenagers, this spacious house is ideal.

Outside Space

The road is very good. Tree lined and exclusive, the large detached houses blend into their surroundings. Ample off road parking awaits to the front and the choice arises to park in the garage, on the drive or in the car port. Should you own an electric car there is a charger in situ. The rear garden can be accessed via the side gate. The rear garden is magnificent at 185ft. Incorporating the raised deck and the reaching lawn with mature tress and shrubs for extra privacy.

Local Area

Carshalton Beeches is an area which defines the term 'if you know you know'. Between Sutton and Banstead, the area offers a unique feel that suggests rural urban mix which is hard to define beyond 35 mins of Central London and Surrey Hills in either direction. Schooling is certainly a highlight with many schools rated as outstanding and a draw for many from miles around.

Why You Should View

The complete package to include high performing location, gardens, practicality, décor and potential. This house ticks every box.

Local Schools

Seaton House School Independent School 0.2 miles
Barrow Hedges Primary School State School 0.4 miles
Oaks Park High School State School 0.5 miles
Harris Academy State School 0.8 Miles

Local Transport

Trains: Southern Line
London, Victoria, London Bridge from Sutton 32 minutes.
To Epsom, Horsham and Thames Link via Sutton
Carshalton Beeches Station 0.8 miles
Belmont Station 0.9 miles
Sutton (Surrey) Station 1.1 miles

Features

Six Bedrooms – Three Bathrooms – Three Floors – Kitchen With Island, roof lanterns and Seating Area - Separate Utility Room – Study – Two Further Receptions – Integral Garage – Near 2800 Sq Ft – 185 Ft Rear Garden – Off Street Parking – Car Port – Car Charger - Under Floor Heating to Certain Rooms

Benefits

No Onward Chain – Space For Growing Family – Work From Home – Potential For Outhouses In Garden – Side Access

Walk To

Train Station – Lavender Fields – Oaks Park – Oaks Golf Course – Royal Marsden (maybe further than ideal for some) – Barrow Hedges – Seaton House

EPC And Council Tax

C and G

Why Williams Harlow

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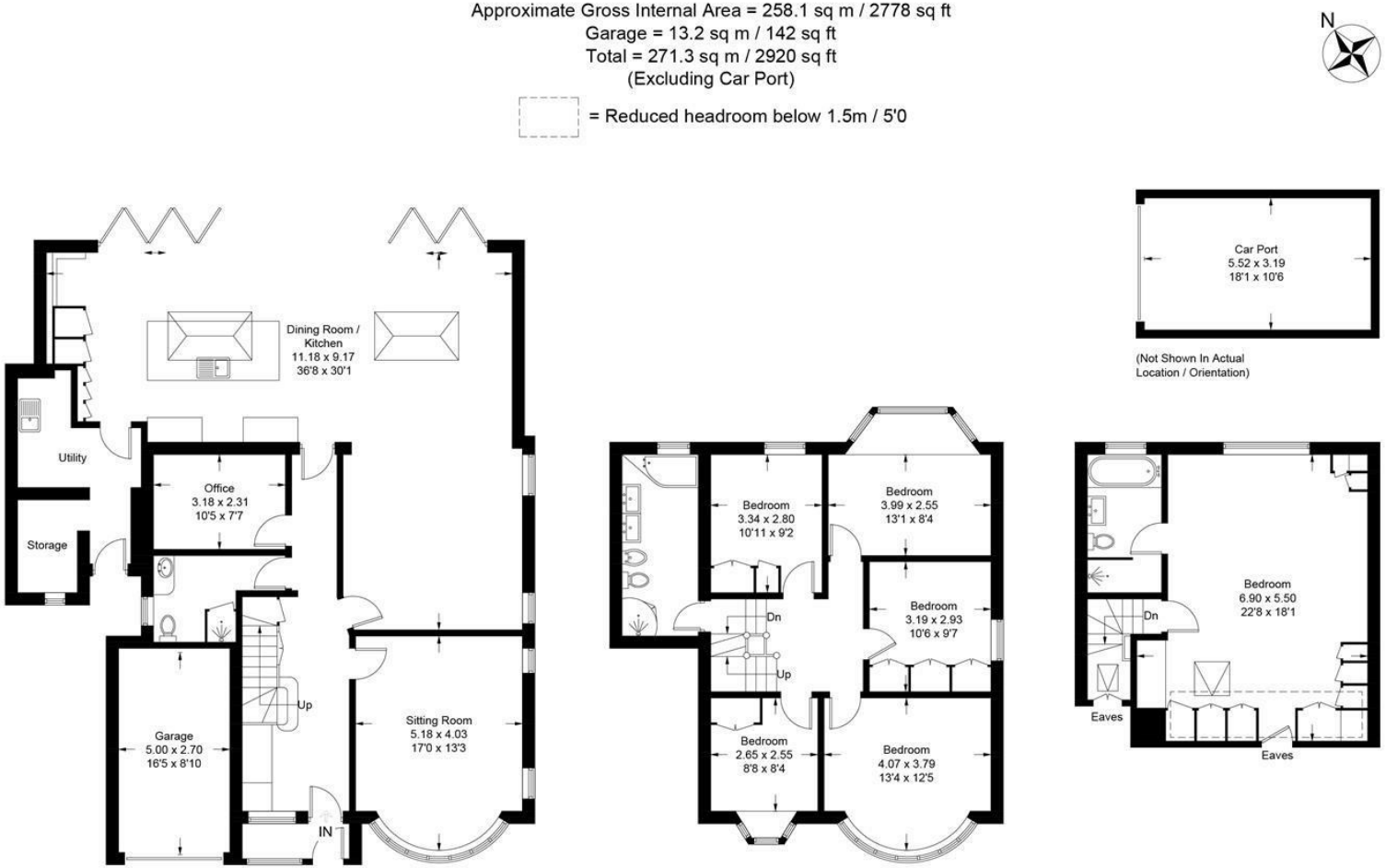
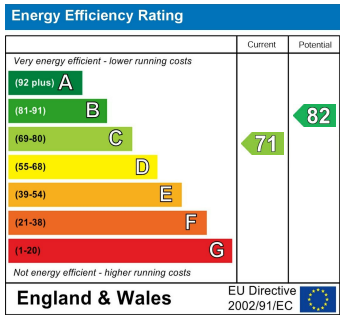
Approximate Gross Internal Area = 258.1 sq m / 2778 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 271.3 sq m / 2920 sq ft
(Excluding Car Port)

= Reduced headroom below 1.5m / 5'0



Ground Floor **First Floor** **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. (ID1342288)

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