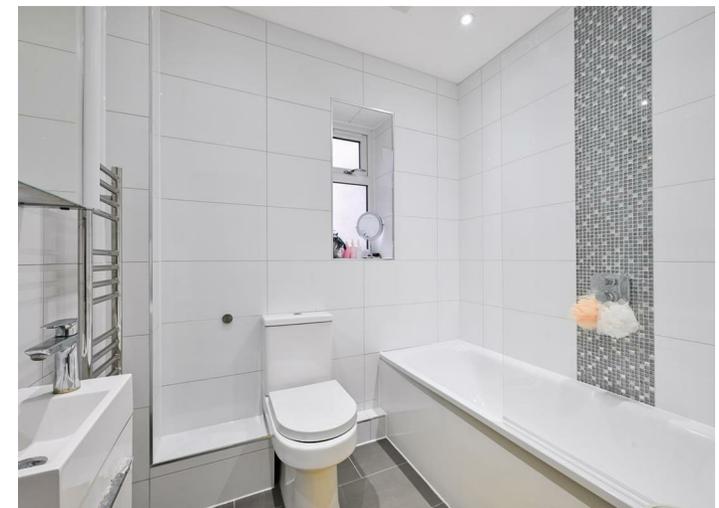
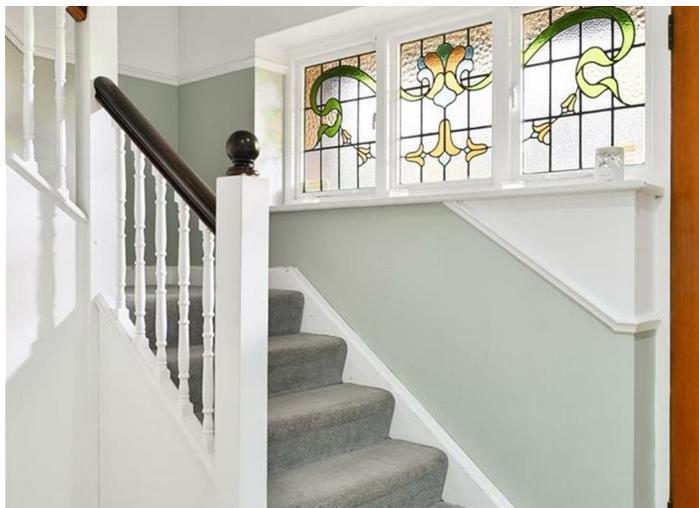




High View, South Cheam, Surrey
Guide Price £1,375,000 - Freehold

 5  4  3

**WILLIAMS
HARLOW**











Williams Harlow Cheam – Ideal South Cheam location! This handsome detached house offers an ideal spot right in the heart of prestigious South Cheam. With a modern interior to include five bedrooms and three bathrooms it's a stand out purchase.

The Property

Measuring 2363 sq ft, the property has a wealth of accommodation. Rooms includes: five bedrooms, four bathrooms, cloakroom, three reception rooms, kitchen/breakfast room, separate utility room and entrance hall. The décor is modern and homely, spacious and impressive, full of natural light. The bedrooms handily offer wardrobes and the property storage. The layout of the reception rooms aid family use; the study/games/music room is away from the lounge meaning users of each do not disturb each other. It's a very practical house.

Outdoor Space

Bi fold doors from the lounge link the house and garden. The garden is private with mature hedged boundaries and patio from house leading onto lawn. A pretty garden which is easy to use and maintain. The frontage is paved for parking and access to the garage.

The Area

Cheam Village is superb and if you haven't visited, you must. Unlike many other Surrey towns, Cheam offers excellent Zone 5, oyster card and freedom pass compatible commuting links, A thriving high street with plentiful independent shops and crafts as well as the national chains, excellent schooling and vast 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 and people watching or catching up with friends. 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 equestrian pursuits.

Vendor Thoughts

"This has been a super house and the next move is a down size"

Why You Should View

A solid purchase for any buyer who wants to set up camp for the next generation. The road is superb, the area in high demand and the house impressively sized. Highly recommended.

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
Glynn - Boys State - 11 - 18
Sutton Grammar- 11-19

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

Five Bedrooms - Three Bathrooms - Off Street Parking - Private Rear Garden - Modern Interior - Large Lounge - Separate Utility Room - Garage - Cloakroom - Wardrobes -

Benefits

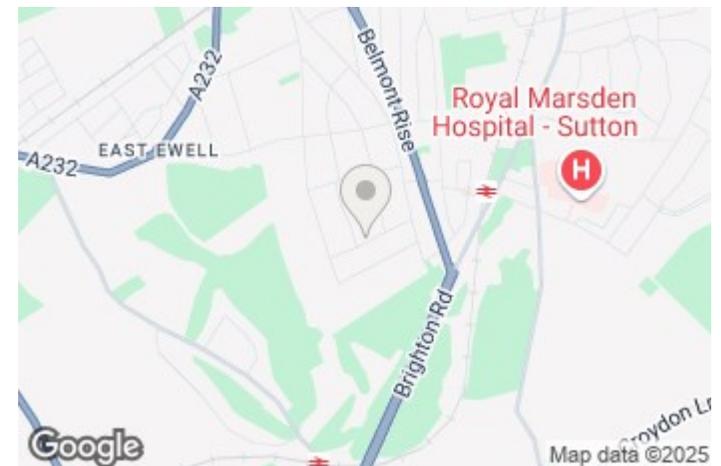
Sought After Area And Road - Off Road Parking - Close to Members Golf Courses - Easy Access To A217 - Walkable to Avenue Road/Nonsuch/Cuddington Croft - Practical Layout

EPC AND COUNCIL TAX

C 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.



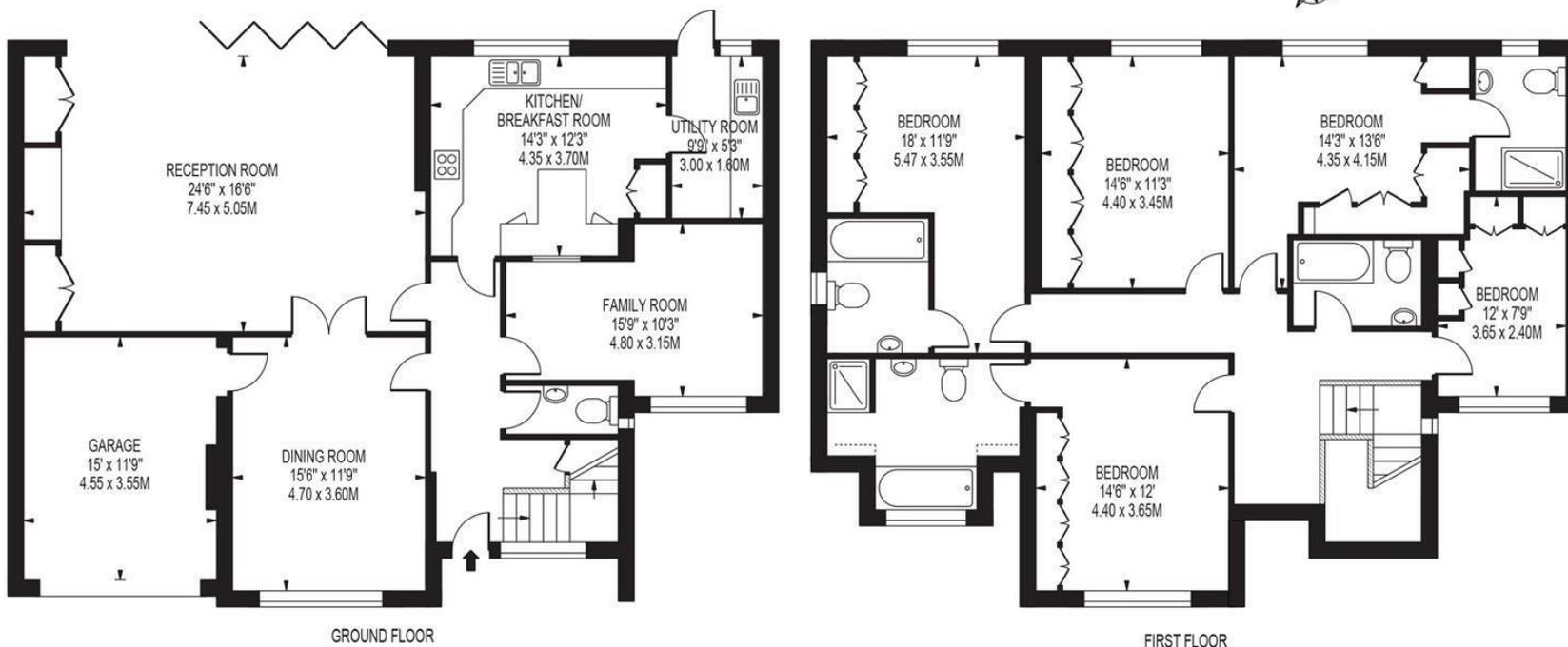
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

HIGH VIEW

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2363 SQ FT - 219.49 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 176 SQ FT - 16.33 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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	

