



Wilbury Avenue, South Cheam,
Offers In Excess Of £1,575,000 - Freehold

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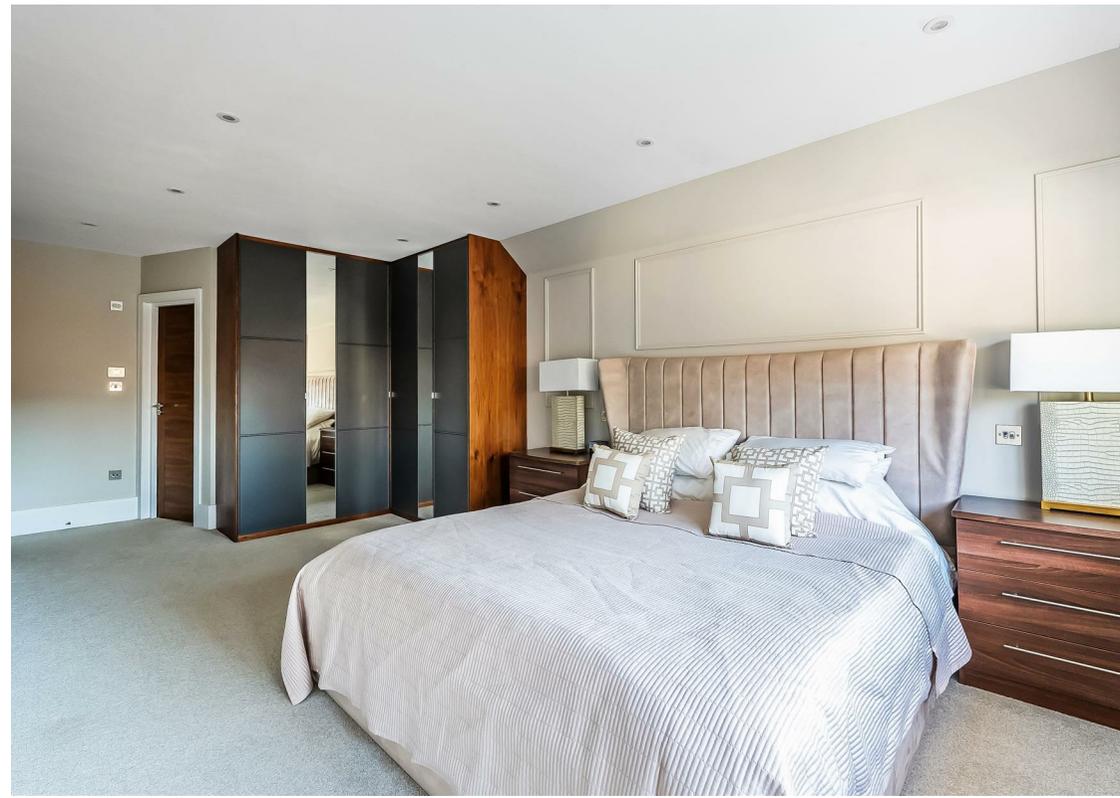
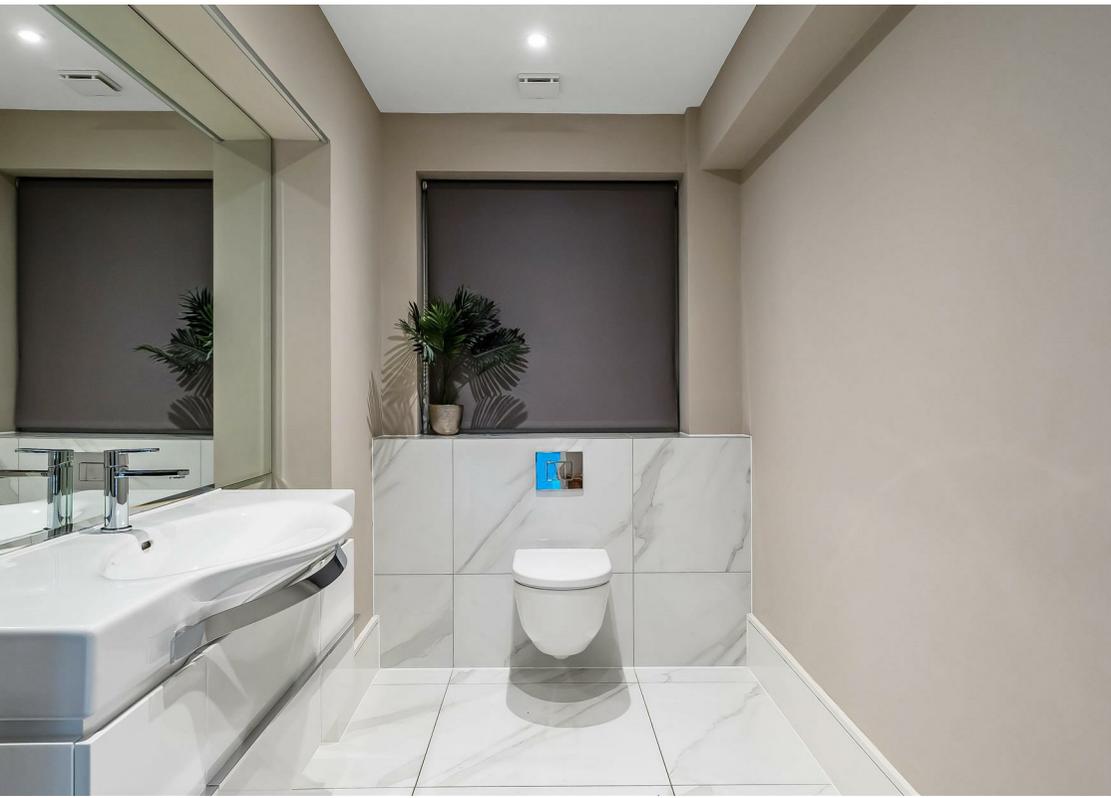
**WILLIAMS
HARLOW**











Williams Harlow Cheam - An executive family home reimagined for the modern age, offering a light filled luxury interior, crafted to the highest standard with premium fixtures. Enhancing and enriching family life has been key to the vision for this property; the sumptuous kitchen family room is an excellent example of this. Located in a premier South Cheam road. View now.

The Property

Accommodation comprises, five bedrooms, three bathrooms, two reception rooms, large hallway and porch, ground floor cloakroom and kitchen/family room. Measuring over 2800 sq ft, not including the garage, the space on offer provides exceptional room in which to thrive as a family. Whether entertaining or chilling as a family, the ground floor offers multiple spaces for families to do either. The kitchen is extremely glamorous with a large central stone wrapped island and a host of sleek handle-less cupboards and integrated high end appliances, all sat beneath the glass atrium above. Sharing the space, the dining and seating area. For lazy comfort, me time or games, the separate lounge and the separate games rooms are additional rooms on the ground floor. Bedrooms on the upper floors are spacious and have three bathrooms ensures no morning traffic jams. A feature which you may not have encountered before is the first floor utility/laundry room; its an exceptional feature which you will wonder why you haven't had one before. The décor is immaculate and high end throughout. Retaining the garage to the side, you can store belongings or use as a garage.

Outdoor Space

A gated entrance for extra security and a smart driveway welcomes you home. The driveway offers multiple parking spaces and the glass porch acts as the go between inside and out. The rear garden has been crafted for the lowest possible maintenance and high practicality. It's a westerly aspect so ensures sun through the most vital times of the day and evening. The patio sweeps past the back of the house and connects the pathways to the end of the private garden.

The Local 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.

Why You Should View

An easy yet rewarding life, surely that's what we all seek. This house offers a move in and enjoy option with little ongoing maintenance, oh and it just happens to be in the most sought after neighbourhood locally. If you are serious, why wouldn't you view?

Vendor Thoughts

"Having grown up in Cheam, we identified this road as a target to be in. Having renovated every inch, we always had a visions for what we wanted this house to be and do for us and I think we have fulfilled this. Now we feel ready for a new start, somewhere with land outside of London. The move is one of excitement for the next chapter and sadness as we love our home"

Features

Five Bedrooms - Three Bathrooms - Detached - Three Reception Rooms - Garage - Luxury Interior - Fitted Kitchen - Immaculate Interior - Westerly Facing Garden - Premier South Cheam Road - Gated Entrance

Benefits

Low Maintenance Garden - Security - Sought After Location - Spacious Interior - Lots Of Storage - Excellent For Entertaining Or

Guests Staying - Close to Schools - Close Golf Clubs - Walkable to Cheam Village

Council Tax and EPC

G AND C

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

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

Why Williams Harlow

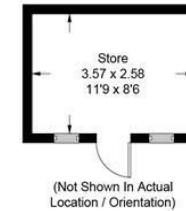
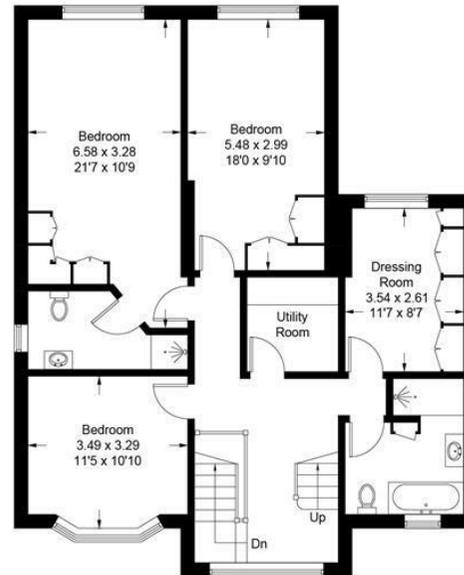
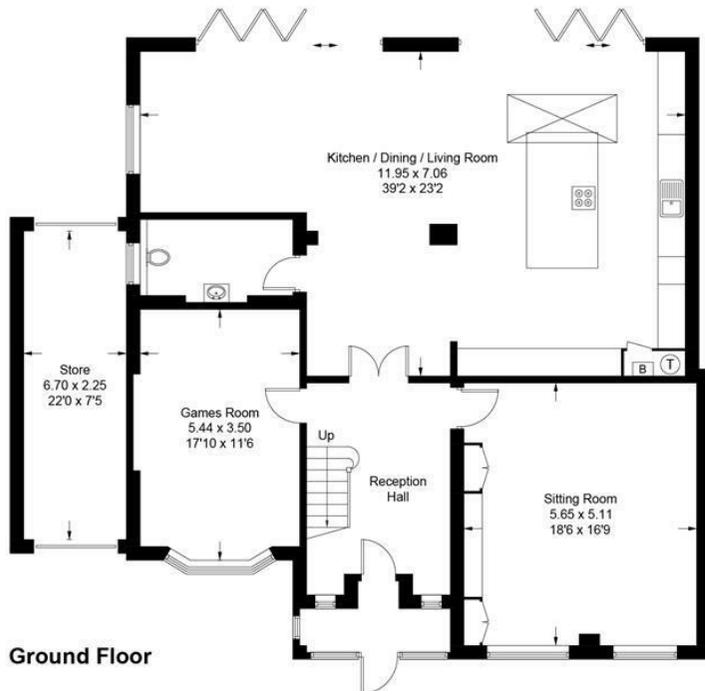
We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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.

Approximate Gross Internal Area = 271.8 sq m / 2926 sq ft
Stores = 24.3 sq m / 261 sq ft
Total = 296.1 sq m / 3187 sq ft

 = Reduced headroom below 1.5m / 5'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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 	

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. (ID1157919)

