



Burdon Park, South Cheam,
Offers In Excess Of £1,150,000 - Freehold

-  4
-  3
-  3

**WILLIAMS
HARLOW**











Williams Harlow Cheam – Ultra sought after South Cheam location which enables a short walk into the Village centre. This detached house is immaculate inside and out and provides spacious, light filled accommodation perfect to move in and enjoy. A must view.

The Property

Superb. Known locally for its pretty frontage and planting, the house is extremely attractive. Reassuringly the vendors ensure this building is maintained to a high standard and to a reasonable extent future proofed. With an intuitive layout, internally the rooms are flowing and spacious, circling the entrance hall all ground floor rooms feels connected. Similarly, upon the first floor the bedrooms and family bathroom circulate the landing. The kitchen and bathrooms are high quality, top end integrated fixtures used the seller has installed them to last and perform to a high level. The accommodation comprises of four bedrooms, three bathrooms, three reception rooms, kitchen breakfast room, hallway and separate utility room.

Outdoor Space

Approached via the resin bonded driveway; very smart! You are swept up to the double garage and storm porch with the front door. The lawn and planting is very pretty with spring bulbs and winter flowering blossoms. The rear garden is small and very private, enveloping the house with side returns suitable for uses throughout the day and following the sun's trajectory. The rear garden is packed full of mature planting and space enhancing landscaping translating as practical and highly usable but very charming and good looking. Gardens for all seasons with interest and design.

The Area

The walk to the station and into the village is under 10 minutes for most. Education in the area is well thought of and includes the sought after Nonsuch High School for Girls amongst many others. Cheam Village has a high street to serve most everyday needs including supermarkets, butcher, baker, restaurants and coffee shops. Public transport includes not only train stations

at Cheam Village and Sutton but also abundant bus routes. For those with children looking for playgrounds or keen walkers with dogs, both Nonsuch and Cheam parks are close by.

Why You Should View

The writer has worked in this market for decades and his opinion, it doesn't get much better than this. Regardless of whether you wish to upsize, downsize or side move this house and its location is superb for all the very best amenities South Cheam and Cheam Village has to offer.

Vendor Thoughts

"As a retired couple we have relished this house and location over the years. Our home is our nest, our neighbours are wonderful and truly love it here. Now is the time to move closer to our children and take on a new project. Family and friends are always complimentary about the house and we hope you feel as comfortable here as we do"

Features

Four Bedrooms - Detached - Double Garage - Driveway - Immaculate Condition - Three Bathrooms - Three Reception Rooms - Landscaped Front and Rear Garden - Separate Utility Room

Benefits

- Future Proofed - Close to Trains and Shops - Sought After Road - Freedom Pass Zone - Oyster Use Zone - Close To Parks

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
Sutton Grammar- 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

EPC AND COUNCIL TAX AND G

Why Williams Harlow

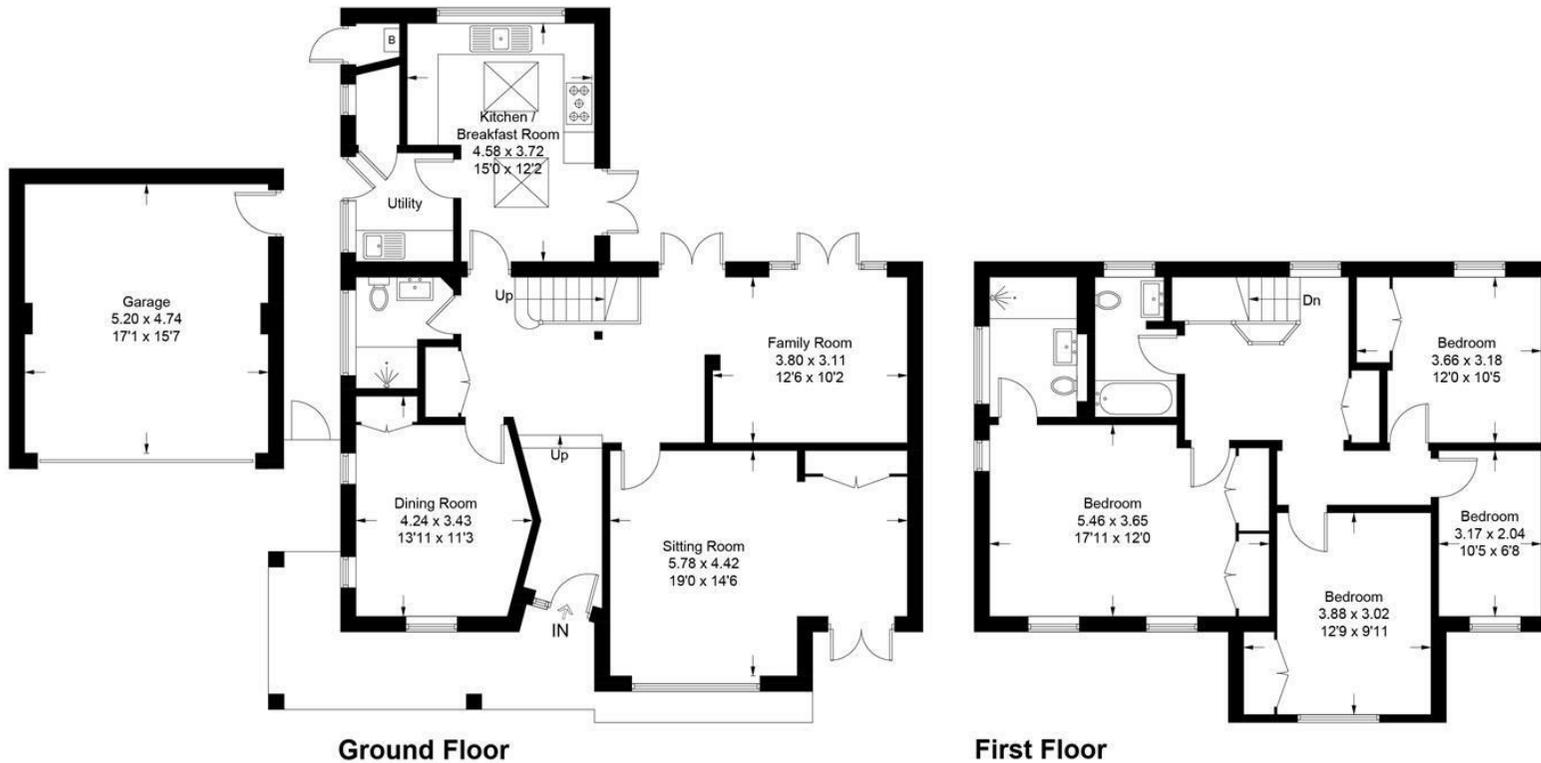
We offer specific and professional expertise within this area.

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.

Approximate Gross Internal Area = 174.7 sq m / 1880 sq ft
Garage / Boiler Cupboard = 25.7 sq m / 277 sq ft
Total = 200.4 sq m / 2157 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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. (ID1181599)

