Burdon Lane, South Cheam,

£1,375,000 - Freehold

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WILLIAMS HARLOW

Williams Harlow Cheam - An immaculate and completed renovation of a 1930's detached house found within the illustrious South Cheam suburb. Featuring exceptional workmanship and a layout which offers luxury and practicality combined. Ready to move? This just finished renovation offers any buyer the chance to use the amenities first and without the complication of any further chain.

## The Property

A good looking house with a symmetrical frontage. Internally a superb size measuring just under 2800 sq ft and including five double bedrooms, cloakroom, separate utility room, two separate reception rooms and a kitchen family room to encourage a move on its own. Whilst the large central hallway welcomes you home and provides the first glimpse of the kitchen, the two reception rooms either side work separately but harmoniously for any modern growing family. The kitchen family room is glorious; spacious, modern and brand new. Sliding doors hide the separate utility room. With lots of light and access to the rear garden via the bi fold doors. The kitchen appliances and bathroom suites haven't yet been used and the feel of a new house within a period skin should be highly attractive to any buyer.

## Outdoor Space

- A 135ft x 64ft rear garden - .3 Of An Acre Plot - A Driveway to Front With Side Access -

## 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.

## Why You Should Buy

Not only is this house set within the highly sought after South Cheam area, the house blends character, charm and modernity. A simple move in and enjoy, how many houses will you have the pick of where you can be the first consumer of the fixtures?

## Features

Five Bedrooms - Two Bathrooms - Two Formal Reception Rooms - Ultra Luxurious Kitchen Family Room - Grand Hallway - Separate Utility Room - Utility Room - Garage

## Benefits

No Onward Chain - Brand New Fixtures - Double Bedroom Sizes - Luxury Doors and Floors - Close To Avenue Road School - Walk To Nonsuch School - Walk To Belmont Village - 15 Min Walk To Cheam Village

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 3 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
Glyn - Boys State - 11 – 18

## EPC AND COUNCIL TAX

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## Why Williams Harlow

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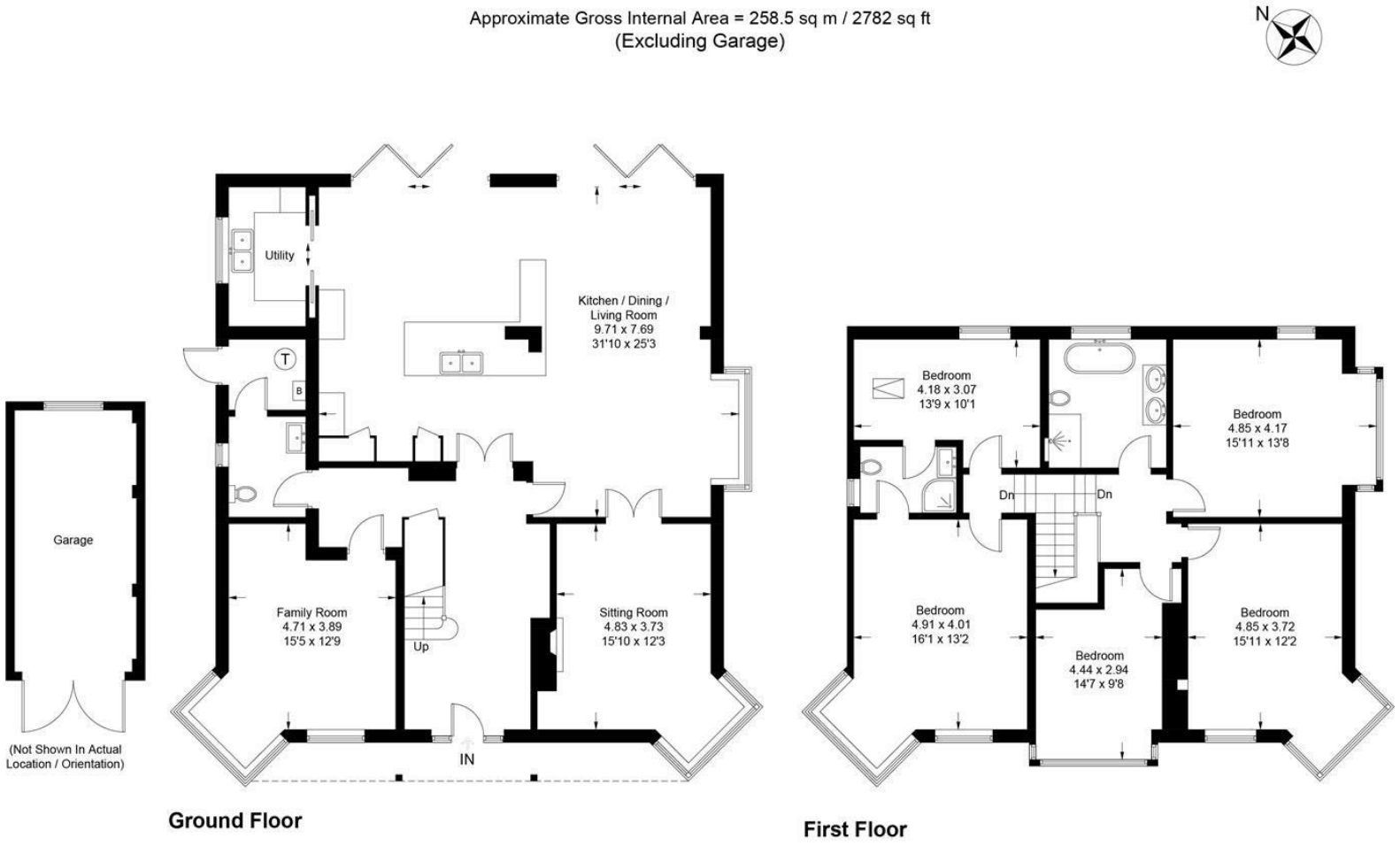
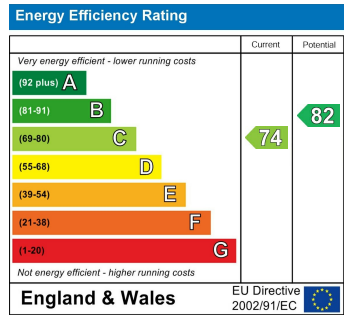
Approximate Gross Internal Area = 258.5 sq m / 2782 sq ft
(Excluding Garage)




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. (ID1295189)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