



JASON KATES

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Champneys Close, Cheam, Sutton, SM2 7AL

Offers Over £1,500,000

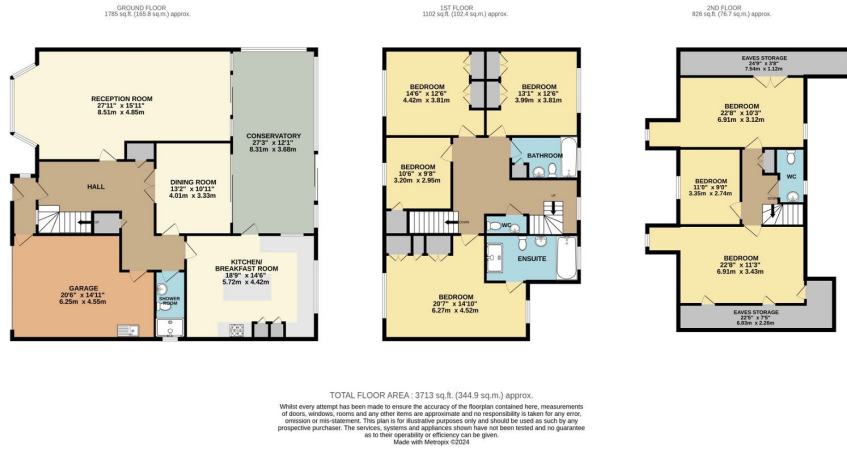
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REFJK0700-Exclusive South Cheam detached home in a cul-de-sac location. Offering 3900 sq ft over seven bedrooms, and three spacious reception rooms. Further more there is a large, private rear garden measuring over 115 ft and the plot circa .25 of an acre. Integral garage and own driveway for numerous cars. Internally the property consists of three floors; ground, first and second. The ground is a spacious mix of reception rooms, large hallway and a family kitchen with island perfect for entertaining friends and family. The first floor offers four bedrooms, two bathrooms and separate W.C. The second floor offers three bedrooms, separate W.C. and lots of storage. The property is immaculately presented with highly maintained décor. One of the main features is the high level of natural light on offer for the majority of the house.

Cheam Village is within a short walk renowned as a superb family area, offering excellent commuting links, high street with lots of independent shops and crafts as well as excellent schooling and green open spaces. 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. This is truly a spectacular must view home.





- Detached 7 bedroom home
- Reception flexible family living options
- Spacious kitchen breakfast room
- Games room
- Conservatory
- Gas central heating
- Cul-de-sac location
- Large rear garden
- Integral garage and driveway parking for multiple cars
- Council Tax - Sutton Borough Council BAND G - £3413.9



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		