




Sandy Lane, Cheam, Surrey SM2 7ES
Guide Price £1,700,000 - Freehold

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**WILLIAMS
HARLOW**



Williams Harlow Cheam – Located upon one of the most prestigious South Cheam roads, this large detached house offers the complete package; swimming pool, stunning kitchen family room, six bedrooms and five bathrooms. This is family home and statement of achievement for the generation to come.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	











The Property

Surrounded by other large and detached houses, this house is in good company. Having been extended and modernised, the property provides three floors of luxury living. The double fronted ground floor provides an incredibly large lounge, some 26ft x 12'11, grand entrance hall and the kitchen family room. It's a spacious and flowing ground floor, ideal for families and entertaining. The first floor provides, four bedrooms, two bathrooms and a dressing room to one of the master suites. The second floor offers two further luxurious bedrooms and two bathrooms. The décor is very impressive and modern, full of practicality. Accessed from the exterior, the property additionally has on hand an integral garage and a side room which includes plumbing for a shower and lavatory. As the driveway offers extensive parking its possible to easily convert the garage for more internal accommodation if required or sought.

Exterior Space

The rear garden is definitely one of the highlights. An ultra-sunny disposition, mature planting and that bound to be incredibly popular swimming pool. The frontage is huge and has parking for multiple vehicles. Together the plot measures 0.27 of an acre.

Vendor Thoughts

"We always dreamt of living in Sandy Lane and the house has been every bit as fulfilling. However with our children growing and leaving the nest, we now seek a downsize in the area".

Why You Should View

Calling those in the 'know'. This complete package of a property; large, modern and luxurious, South Westerly Garden, lots of parking and a location to drool over.

The Area

Cheam Village is superb and if you haven't visited, you must. Its very much like lots of other Surrey towns in that it offers excellent commuting links, 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.

Local Schools

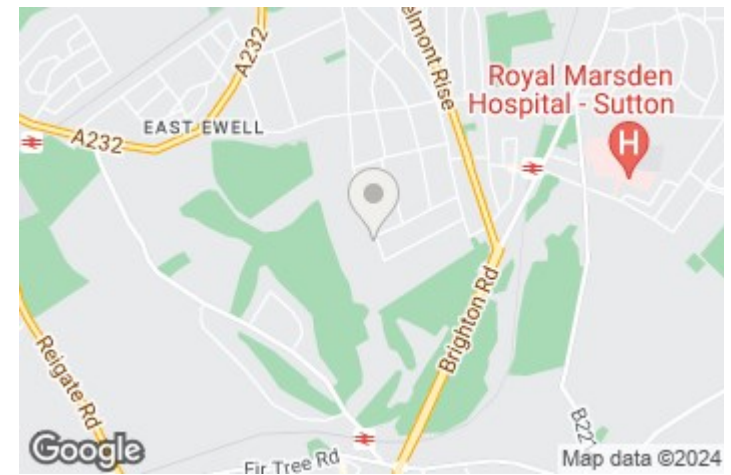
Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19
Glynn - Boys State - 11 - 18

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

Pointers

- Luxury Interior - Large Driveway - Six Bedrooms - Five Bathrooms - Detached - South Cheam - South Facing Garden - .27 Of An Acre - Stunning Kitchen - House to Entertain within - Swimming Pool - Local Stations to Central London - Gatwick and Heathrow within 40 mins



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.

SANDY LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2550 SQ FT - 236.92 SQ M**

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE, ANNEX & OUTBUILDINGS)

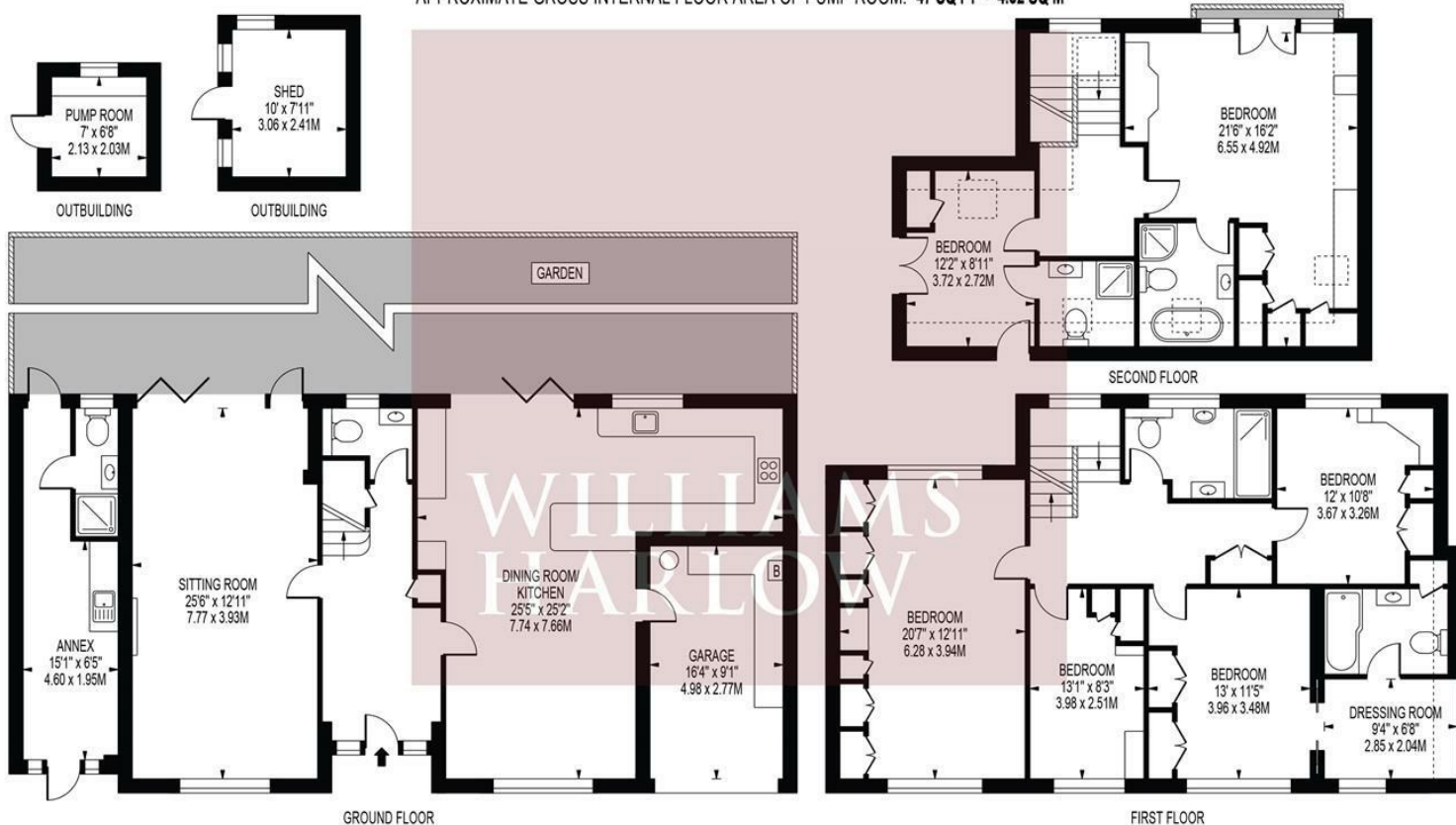
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **145 SQ FT - 13.49 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **148 SQ FT - 13.79 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF ANNEX: **159 SQ FT - 14.77 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: **79 SQ FT - 7.37 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF PUMP ROOM: **47 SQ FT - 4.32 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.