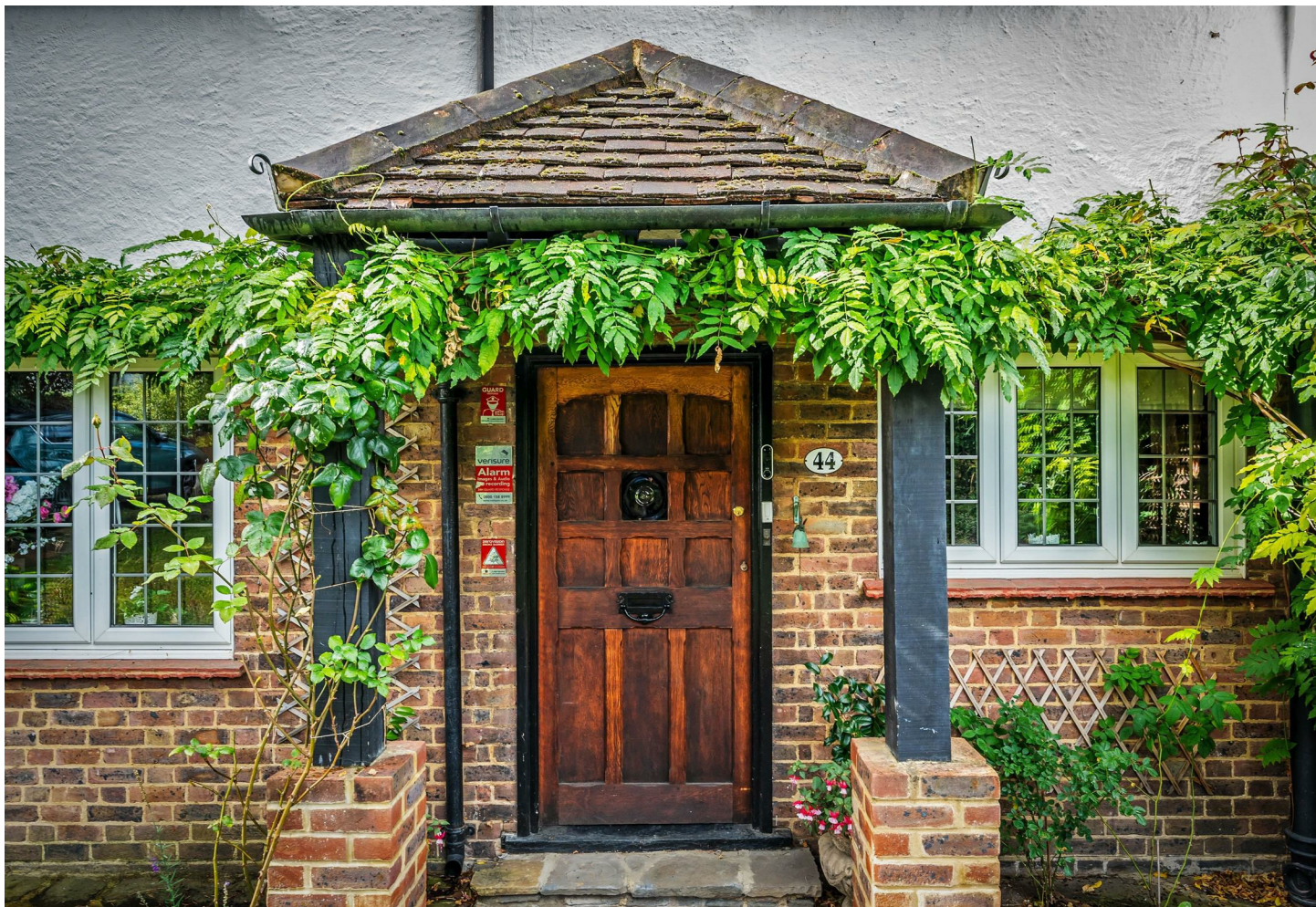




York Road, Cheam, SM2 6HH
Offers In Excess Of £1,400,000 - Freehold

**WILLIAMS
HARLOW**





Williams Harlow Cheam – A gorgeous detached house set in pretty gardens. Internally the property provides one of the most useful and family friendly seen; not many houses can boast six bedrooms and seven bathrooms. Close to Avenue and Harris schools, bus/train and road links and with parks nearby it's catering for busy family lives effortlessly. Available to view.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	76
EU Directive 2002/91/EC			











The Property

Statesmanlike in its elegance, this house holds court without a fuss. The current owners have extended in their time and prioritised empathy with its original beauty; I believe they have been extremely successful in this regard. Additionally the sellers have lavished the interior with love and vision, decorating to create a real home with pizzazz but also practicality. Every room has a use, with light touches of interior design which improve the space and bring extra character. Accommodation includes six bedrooms, seven bathrooms, three reception rooms, large kitchen dining room, utility room and grand hallway. Having a separate utility room to the kitchen is always super useful and keeps the kitchen looking and feeling more sociable. The bedrooms are very good sizes with the smallest measuring 11'4 x 10'10 and the largest 17'7 x 14'6 (the master bedrooms complete with dressing room and en-suite shower room).

Outdoor Space

With views from the ground floor, the rear west facing garden is wide and deep. Including a vine covered deck pergola and lawn with mature borders. You will note the solar panels on the roof which is very much in step with modern energy attitudes and also the seller assures me is very helpful to the monthly bills! Measurements include 75 ft width, 64 ft depth and 0.24 of an acre overall. The garage is located to the side of the house and being the car port. The property has an stunning trained wisteria curving around the front of the property.

The Local Area

Located between Cheam Village and Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances. Belmont Village has its own high street complete with bakery, hairdressers, restaurants and bus terminals and train station.

Why You Should View

The house is large, spacious and handsome. Located in a highly sought after part of the area which traverses Cheam, Belmont and South Sutton. That said the everyday practicalities of the internal layout and bathroom amenities will suit all large families and or those with guests at any time.

Vendor Thoughts

"We purchased from an elderly gentleman who was only the second owner. Initially we lost it to someone else but it was meant to be and when it was reoffered we snapped it up. Our children have grown and mostly flown giving us less need for the extra bedrooms. We have loved this house and the house has loved us in return"

Features

- Six Bedrooms - Seven Bathrooms - Detached - Garage - Off Street Parking - 0.24 Of An Acre - West Facing rear Garden - Kitchen Dining Room – Separate Utility Room – Solar Panels - High EPC RATING

Benefits

- Walking Distance To Avenue and Harris - Have Family and Friends To Stay - Enjoy Lazy Lunches On The Large Decking - Space for Family Needs

Local Transport

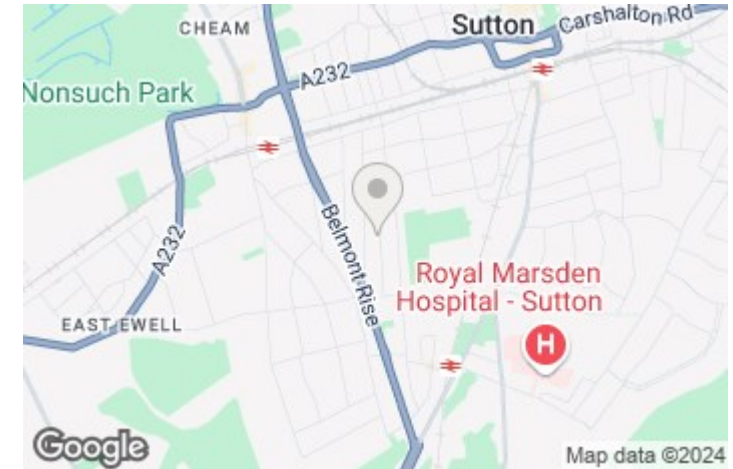
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston
S2 - Epsom to St Helier via Sutton

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
Sutton Boys Grammar - 11 -

EPC AND TRANSPORT C AND G

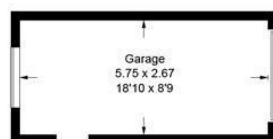


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

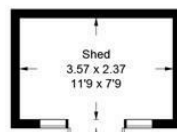
cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

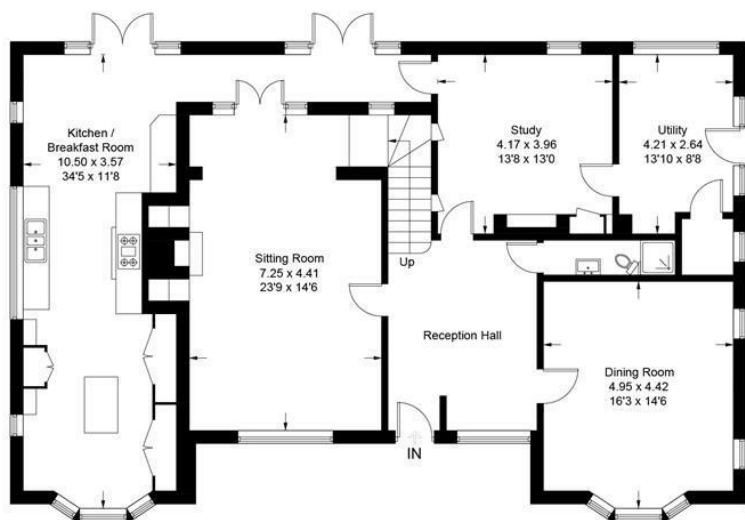
Approximate Gross Internal Area = 311.7 sq m / 3355 sq ft
 Shed / Garage = 23.6 sq m / 254 sq ft
 Total = 335.3 sq m / 3609 sq ft



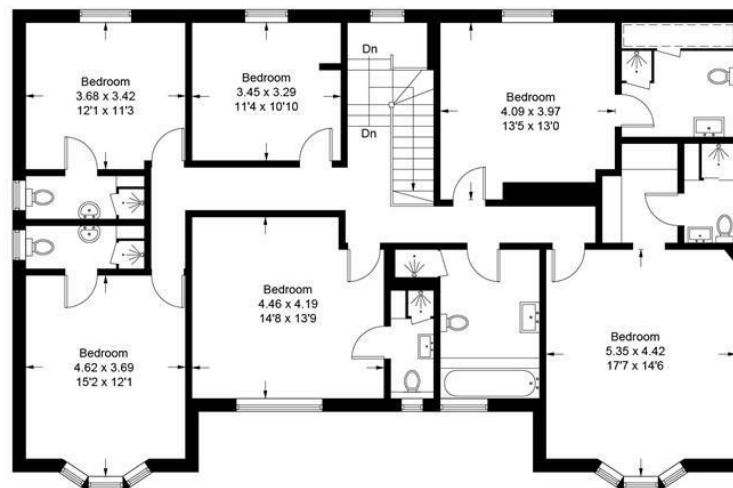
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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. (ID1131163)

www.bagshawandhardy.com © 2024

