



Sandy Lane, South Cheam, SM2 7EP  
Offers In Excess Of £1,350,000 - Freehold


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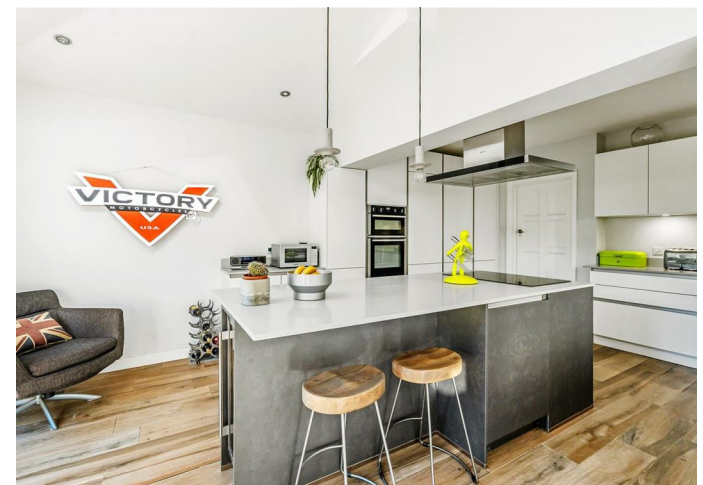
**WILLIAMS  
HARLOW**





Williams Harlow Cheam – Offering one of the most exclusive addresses within South Cheam, this attractive detached Burton built house offers the ideal move in and enjoy option. Effortlessly prioritising lifestyle through location and condition, not to mention further potential to extend, this house is simply the affordable option in this luxury road. Detached, huge garden, large frontage, two bathrooms, ultra-modern kitchen and four bedrooms headline.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	





















## The Property

Very good condition and immaculately presented. With the advantage of being built by Burton nearly 100 years ago, this house is extremely well built and inherently carries character and presence, within a road which exudes the same. With a fab kitchen extension, which brings the house firmly into the 21st century, this is either a solid move in and enjoy from the get go option or something which could be more considered via the potential to extend further. Known for its luxury property, many houses on Sandy Lane have been maximised through extension. Currently comprising four bedrooms, bathroom, shower room, two reception rooms, kitchen dining room, hallway and integrated garage.

## Outdoor Space

Superbly set and proportioned with the plot. Behind the long frontage and driveway and looking confident in its surroundings. The rear garden measures 145 ft in length and is mature and idyllic.

## Vendor Thoughts

"Having been our family home for some time, as our children move out so our need for the excellent local schools diminish. We can now fly a little further ourselves and rediscover what we want and where we want to be"

## Why You Should View

The discerning buyer will always choose the best location. The lifestyle South Cheam affords definitely exceeds expectations and never underestimating the benefit of feeling safe when your children are walking home from school.

## 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.

## 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

## 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

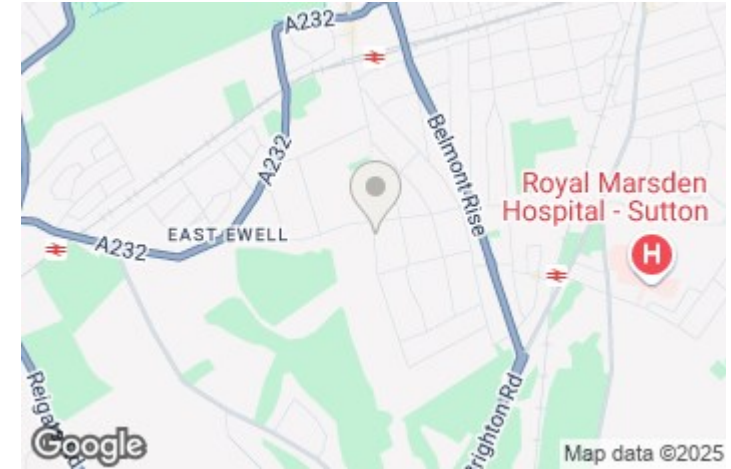
## Benefits

Walk To Train Stn and Highstreet - Walk to Cuddington and Banstead Golf Courses - Walk to Nuffield Heath - Walk to Local Schools - Peaceful Neighbourhood - Affordable Option within Luxury Road - Move In Option - No Onward Chain

## Features

Four Bedrooms - Two Bathrooms - Detached - Garage - Two Reception Rooms - 145 Ft Rear Gdn - Driveway - Kitchen Dining Room Extended

## EPC AND COUNCIL TAX 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.

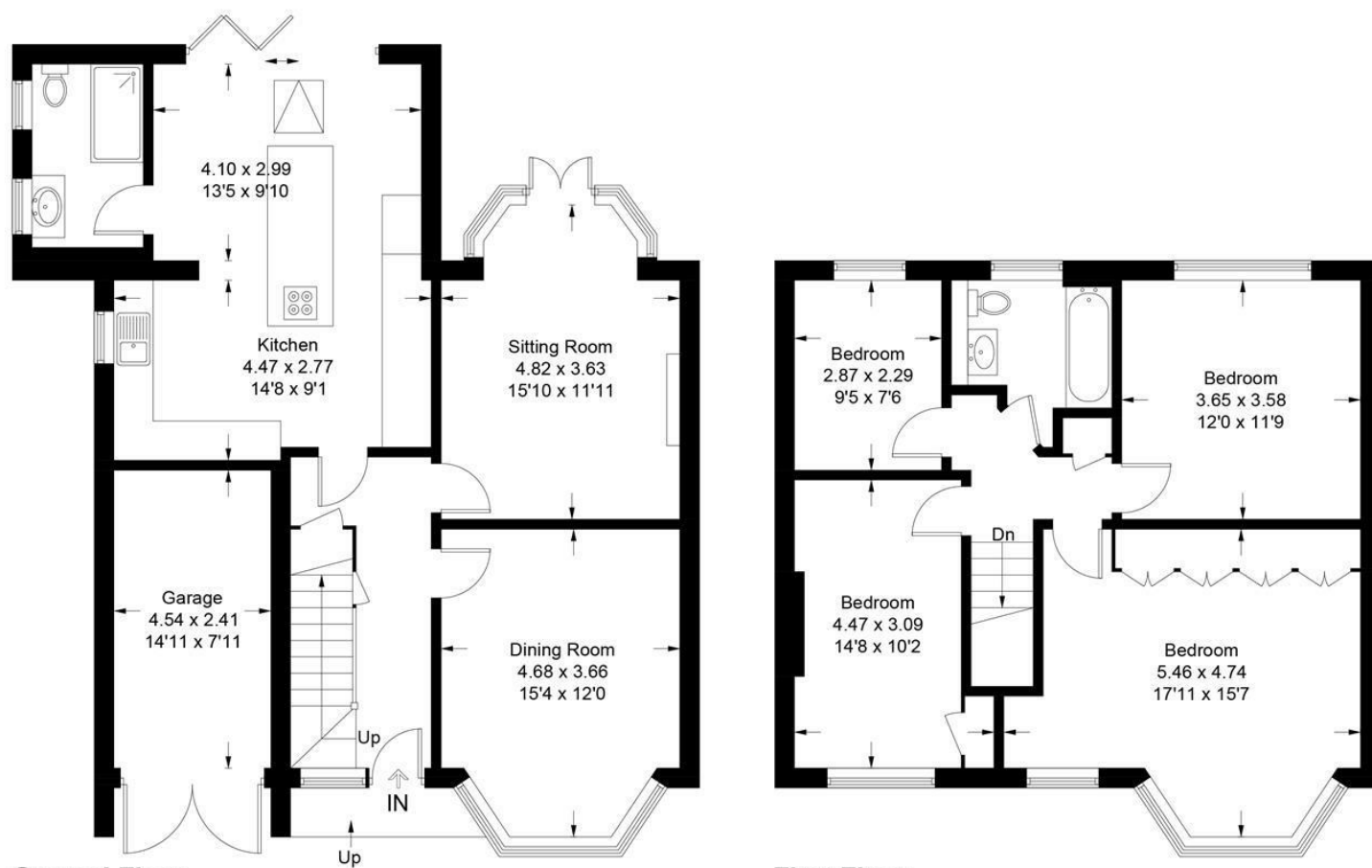
[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

Approximate Gross Internal Area = 143.1 sq m / 1540 sq ft

Garage = 11.2 sq m / 120 sq ft

Total = 154.3 sq m / 1660 sq ft



**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. (ID1134108)

