



Sandy Lane, South Cheam, Surrey
Guide Price £1,250,000 - Freehold

**WILLIAMS
HARLOW**



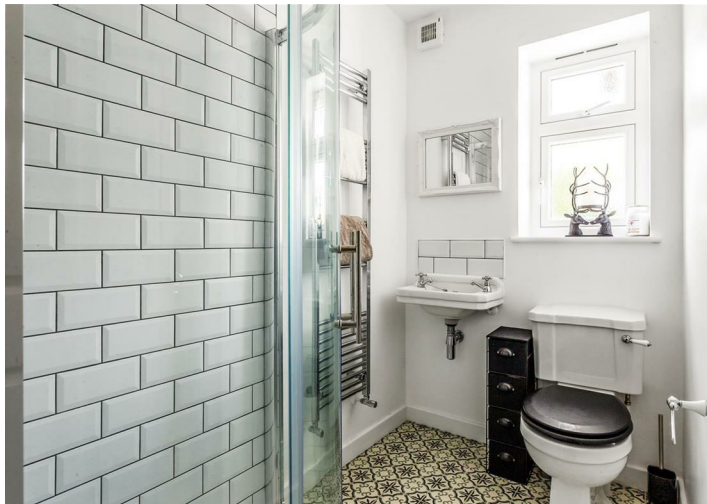
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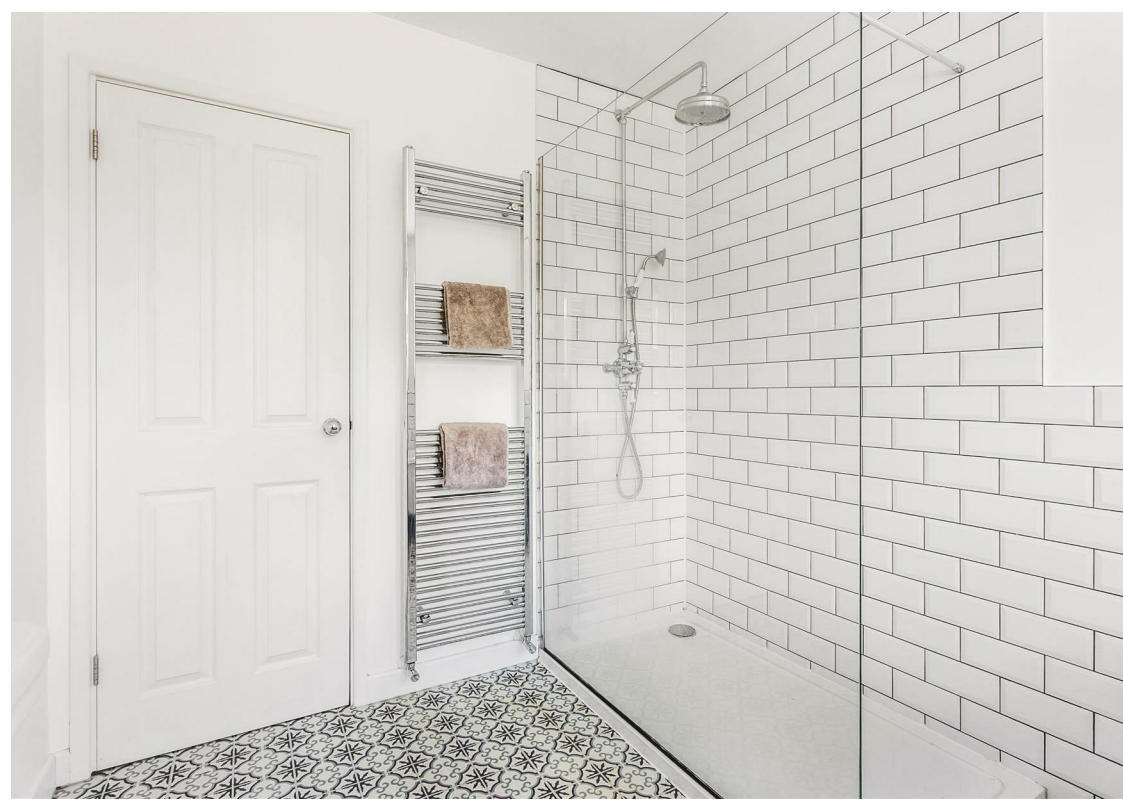
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Williams Harlow Cheam – Providing an exceptionally convenient spot for walking into Cheam Village, a spacious bungalow in very good condition; recently renovated to a very high standard. Likely to best suit down sizers who seek a premium location with a low maintenance property to suit. As easy to lock up and travel as it is to nestle down full time and throughout the year. With the added benefit of no onward chain it takes the worry out of a life changing move. Highly recommendable for those who seek high quality property and location.

The Property

This property is all about lifestyle and the impressive yet easy onward years you will enjoy. Having been renovated, the property offers easy and modern décor which can touched to reflect your tastes. The entrance is spacious and clear that the property is full of natural light. To one side, the reception rooms, to the other the bedrooms. Three bedrooms, large lounge, two bath/shower rooms and an open plan family room which will encourage the family to visit. The property feels sociable yet elegant; essentially homely but comfortable.

Outdoor Space

The large driveway is low maintenance and nearly new, perfect for space to park and turn. The rear garden is ready to be designed. As is, it offers lawn, patio and new fencing. Not too much, not too small but correctly proportioned for privacy and everyday living.

The Area

Cheam Village is superb and if you haven't visited, you must. Unlike many other Surrey towns, Cheam offers excellent Zone 5, oyster card and freedom pass compatible commuting links, A thriving high street with plentiful independent shops and crafts as well as the national chains, excellent schooling and vast 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 and people watching or catching up with friends. 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 equestrian pursuits.

Vendor Thoughts

The seller has always had an eye for design and having lived in the area for many years, raising a family and continuing to have an elderly parent nearby, the plan was always to seek the very best location and then create a home for the generations. "The build took over a year and includes three extensions. We wanted to aim for the best quality fixtures, the change from then to now has been dramatic"

Why You Should View

As a testament to the area, sellers commonly reside in their family homes for a generation. It can be an anxious move after such a long time, the answer is to buy smartly with known quantities and low maintenance bricks and mortar. The bungalow combines the space needed to encourage visitors and the ease in which to host them. I hope to travel freely at will and this property also enables an easy option to do so with travel on your doorstep and also modern features which can be left without fear.

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

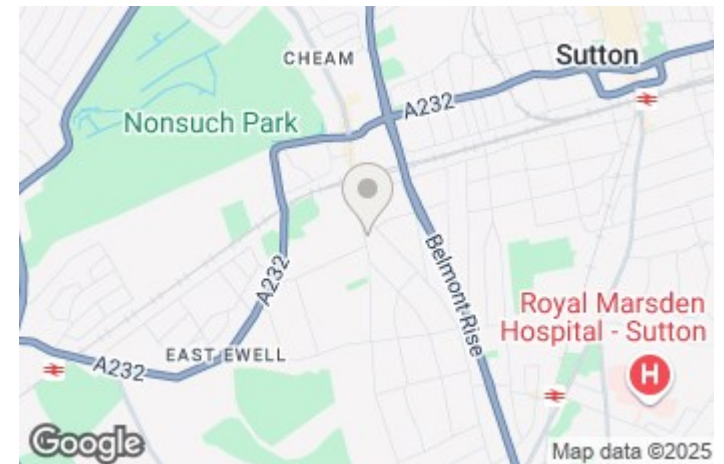
Local Schools

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

Pointers

- Three Bedrooms - Two Bath/Shower rooms - Detached - Large Driveway – Excellent Location for Transport
- Private Rear Garden - Modern Interior - Excellent Location For Shops – No Onward Chain - EPC C AND COUNCIL TAX G

EPC AND COUNCIL TAX C AND G



Cheam Office

Call: 020 8642 5316

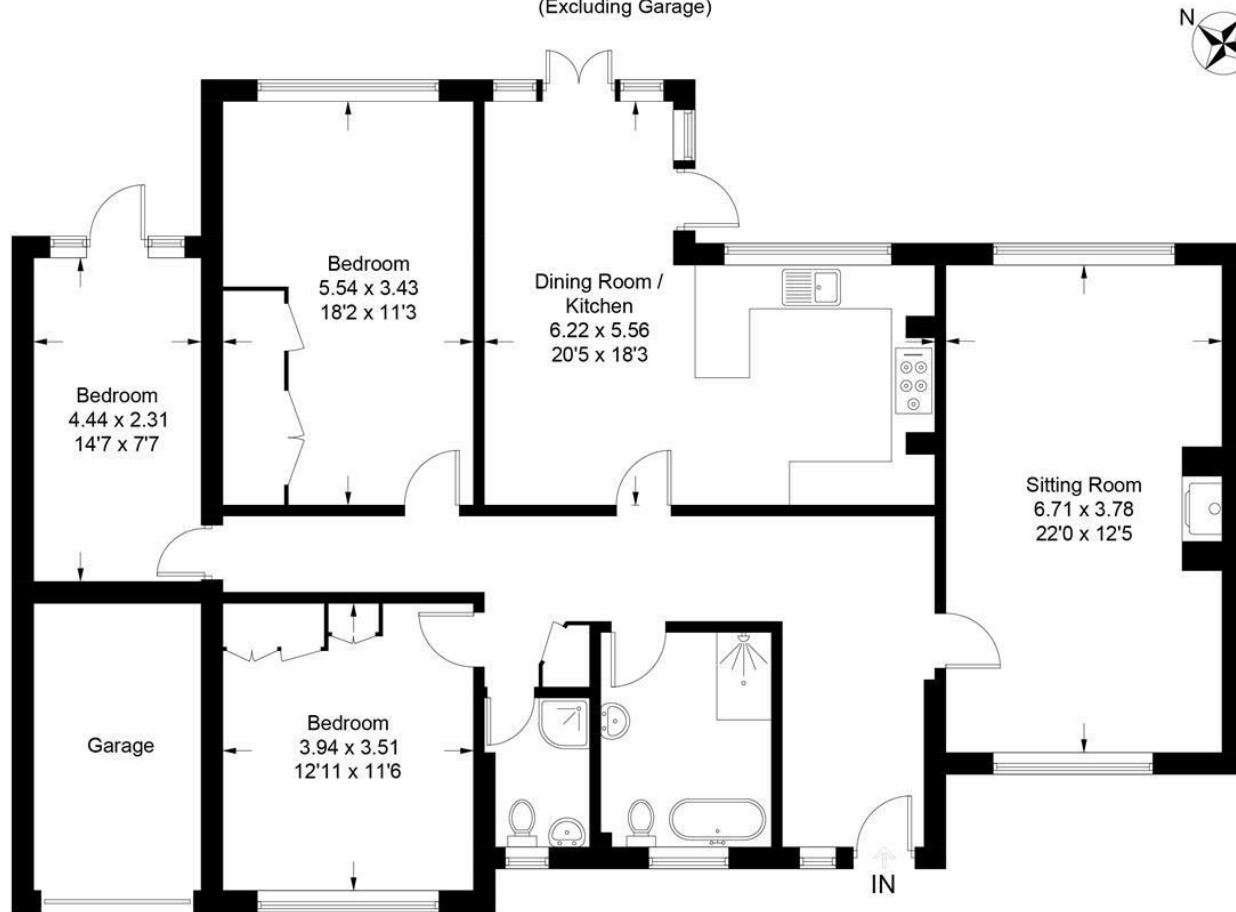
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Approximate Gross Internal Area = 132.8 sq m / 1429 sq ft
(Excluding Garage)



Ground 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. (ID1097600)

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

WILLIAMS
HARLOW