



York Road, Cheam,
Offers In Excess Of £1,350,000 - Freehold



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**WILLIAMS
HARLOW**











Williams Harlow Cheam - A spacious and characterful Burton built detached house situated in a highly regarded and sought after Cheam Road. A road where many of the residents have lived for a generation. Located within easy reach of a range of highly regarded state and fee-paying schools including the Avenue, Homefield Prep, Seaton House, Sutton High, Sutton Grammar, Nonsuch and Harris Academy. With the added benefit that it's walking distance to Cheam and Sutton Stations with direct links to Victoria, London Bridge and Blackfriars. This home, with period details and high ceilings, is spacious and well-maintained with a layout that is perfect for modern family living, with accommodation options for extended families/guests, and plenty of scope for entertaining.

The Property

The spacious entrance hall leads to three versatile reception rooms that meet the varying needs of family life. Among these, a generous and elegant room that opens up to the patio and garden beyond and offers a richness to entertaining, parties, or simply family and friends spending time together. A large kitchen with breakfast area also opens up to the garden, while a ground floor double bedroom and ensuite provides privacy, and options for flexible use of space. The ground floor also offers a cloakroom, coat room, storage and laundry room. The décor is impressive whilst offering space to impress one's own mark for the generation to come.

The four double bedrooms on the first floor include a principal bedroom with adjoining dressing room and large ensuite. There is also a family bathroom.

The loft is extensive, with high ceiling and scope for creating further living space.

Outdoor Space

The wide, mature garden, measures over 70 ft in width, 85 ft in length, benefits from a sunny westerly aspect and includes a large patio with a covered BBQ area leading onto the lawn. It's private and perfect for gardening and games alike. The classic carriage driveway, sweeping past the front door, to the front really sets the tone and inherently offers kerb appeal, while a double garage has internal access to the property.

The 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

A family nest for a generation to come. Enjoy the benefit of watching your children grow and thrive here whilst enjoying excellent transport, road/rail/bus links, lots of local parks and of course excellent schooling and shopping from the numerous surrounding towns. It's incredibly life enriching and fulfilling.

Vendor Thoughts

"We have cherished memories of living here: of our children running around with their friends, of our family and friends gathered for numerous happy occasions and of cosy family times. This wonderful home has made all this possible and now it's time for another family to love this home as much as we have".

Features

Detached - Five Bedrooms – two with ensuite, additional family bathroom - Three Reception Rooms - Large Entrance Hall - Period Features - Double Garage - Laundry room - West Facing Rear Garden - Carriage Driveway

Benefits

Close to well-regarded Primary and Senior Schools - Close To Overton and Nonsuch Park - Walking Distance to Cheam and Belmont Station - Close to A217 - Short Drive To A3 - Sunny Rear Garden

Local Schools

Avenue - State - 3 - 11 OUTSTANDING

Homefield Boys' prep - 3 - 14

Seaton House – Girls' prep Number 2 in the Sunday Times

Parent Power Top 100 Prep Schools List.

Cuddington Croft - State - 3 - 11

Sutton Grammar – 11 - 19

Sutton High - Fee Paying - Ages 3 - 18

Nonsuch Girls - Grammar - 11 – 19

Harris- Mixed State - 11 - 18

Cheam High - State - 11 - 19

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

EPC And Council Tax

TBC AND G

Why Williams Harlow

We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Cheam Office

Call: 020 8642 5316

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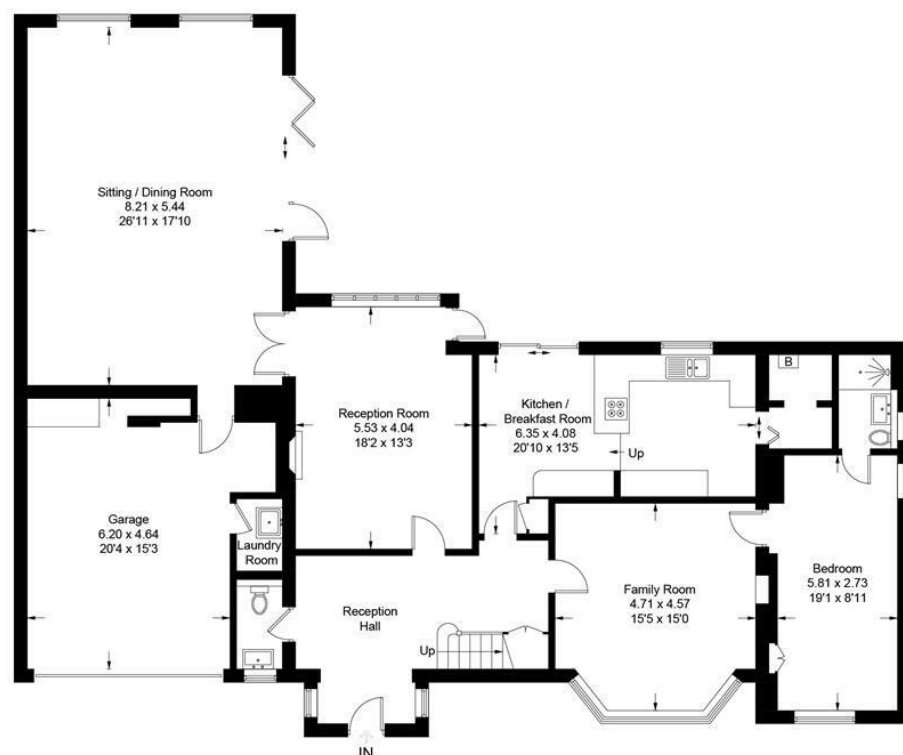
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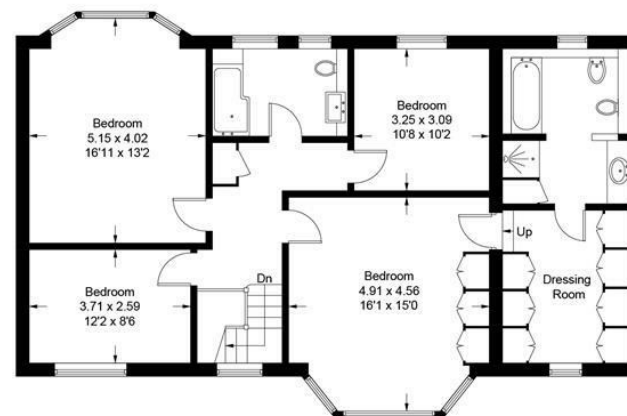
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Approximate Gross Internal Area = 306.3 sq m / 3297 sq ft
(Including Garage)



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. (ID1197935)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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

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