



South Drive, South Cheam,
Offers Over £950,000 - Freehold

 4

 2

 3

**WILLIAMS
HARLOW**











Williams Harlow Cheam – Ready to buy in one of the most sought after South Cheam Roads? Look no further than this large four bedroom, two bathroom family house. Having been a family home for a generation, the opportunity is available to write its next chapter.

The Property

A house which is incredibly flexible to individual family's needs. The property has been extended in two ways, side and loft, both provide the extra space which larger families can settle into. Enter via the porch into the hallway, to the right the converted garage which acts as a third reception or guest bedroom, to the left the lounge and ahead the kitchen dining room, utility room and cloakroom. Up onto the first floor, three bedroom and four piece bath/shower room, up on the second floor and the master bedroom and en-suite. The room sizes are generous, the décor homely, the aura inviting. A spacious house in which to grow over a long time.

Outdoor Space

The sleepy tree lined road is the embodiment of Surrey life. You feel the community through the maintained gardens and proud houses. Parking on road is available along side the driveway which provides two to three private spaces. The side access leads round the back to the stunning rear garden. The rear garden represents a lifetimes achievement, culminating in an oasis of bustling colour, texture and interest. The long garden measures over 130 ft and includes decking, lawn and vegetable patches. Superb accompaniment to the character family home.

The 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 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.

Why Your 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 moved from Glasgow for work many years ago. Our daughters went to Nonsuch girls and Cheam fast became our home. We are deeply rooted in Cheam and simply wish to now down size"

Features

Four/Five Bedrooms - Two/Three Reception Rooms - Two Bathrooms - Driveway - 134 Ft Rear Garden - Vendor Suited - South Cheam - Spacious Kitchen with Separate Utility Room

Benefits

Close to Golf Courses - Close to Cheam Train Stn - Close to Cheam Village - Close to Nonsuch School -

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 -
S2 - Epsom to St Helier via Sandy Lane
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

Council Tax and EPC

F and TBC

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

5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

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.

SOUTH DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1782 SQ FT - 165.52 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.

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

WILLIAMS
HARLOW