

Sandy Lane Cheam, Surrey SM2 7EP

WILLIAMS HARLOW ESTATE AGENTS IN CHEAM ARE PLEASED TO OFFER TO MARKET THIS excellent Burton built home situated in one of South Cheam's premier roads. The property has two generous sized reception rooms with the focal point being a wonderful extended modern fully fitted kitchen breakfast room and downstairs shower room. Upstairs there are 4 good size bedrooms and a family bathroom. Outside there is a large rear garden and to the front an integral garage with own drive for numerous cars.

Guide Price £1,250,000 - Freehold



FRONT DOOR

Wooden front door with window to side under tiled canopy, giving access through to:

ENTRANCE HALL

Wood flooring. Stairs leading to the first floor.

FRONT RECEPTION ROOM

4.62m x 3.71m (15'2 x 12'2)

Front aspect leaded light double glazed bay window. Wood flooring. Feature fireplace. Radiator.

DINING ROOM

5.00m x 3.66m (16'5 x 12'0)

Double glazed french doors opening on to rear garden with windows either side. Wood flooring. Fireplace feature. Radiator.

LUXURY EXTENDED FITTED KITCHEN

5.84m x 4.14m maximum (19'2 x 13'7 maximum)

Bi-fold doors to the rear opening directly on to the rear garden. Modern luxury kitchen with eye and low level cupboards and drawers. Integral appliances. Central island with hob, overhead stainless steel extractor and breakfast bar. Wood flooring and downlighters.

BATHROOM

Walk in shower. Wash hand basin. Low level WC. Part tiled walls. Tiled floor. Heated towel rail. Window to the side.

FIRST FLOOR ACCOMMODATION

MASTER BEDROOM

4.83m x 4.85m (15'10 x 15'11)

Front aspect leaded light double glazed bay window. Fitted wardrobes.

BEDROOM TWO

3.63m x 3.56m (11'11 x 11'8)

Rear aspect double glazed window.

BEDROOM THREE

4.47m x 3.07m (14'8 x 10'1)

Front aspect double glazed window.

BEDROOM FOUR

2.87m x 2.26m (9'5 x 7'5)

Double glazed window to the rear.

FAMILY BATHROOM

Panel bath. Vanity unit incorporating wash hand basin, WC and storage. Heated towel rail. 2 x obscured glazed windows to the rear. Part tiled walls and tiled floor.

OUTSIDE

FRONT

There is a large well laid driveway to the front of the property providing off street parking for several cars with an area laid to lawn to the side.

INTEGRAL GARAGE

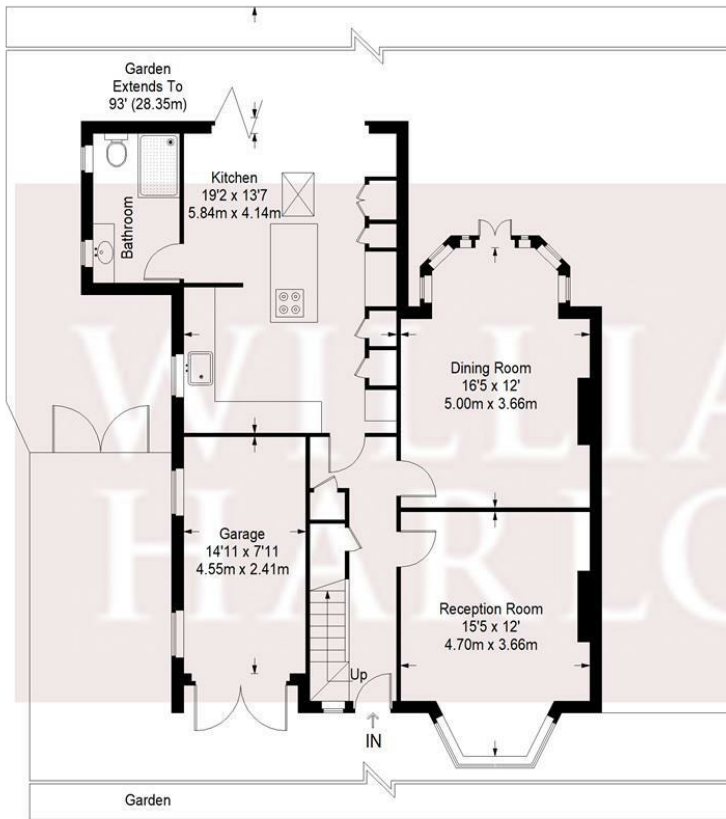
Housing gas central heating boiler

REAR GARDEN

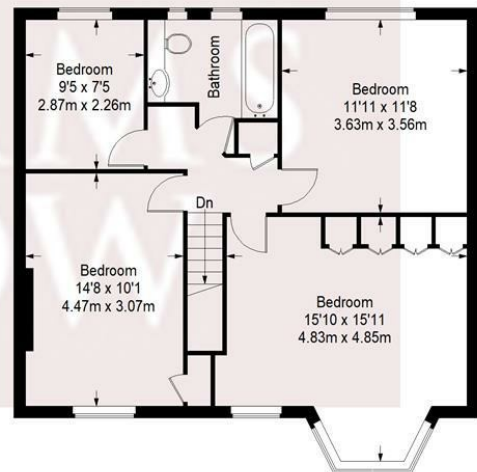
There is a patio immediately to the rear with steps up to the remainder of the garden which is mainly laid to lawn.



Sandy Lane



Ground Floor = 888 sq ft

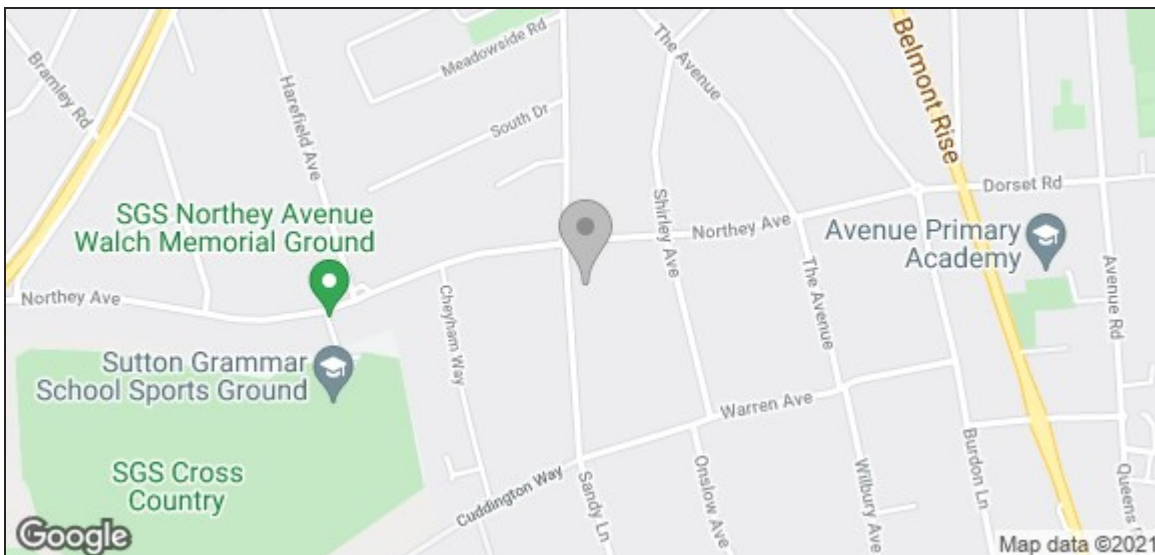


First Floor = 706 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 888 sq ft / 82.50 sq m
 FIRST FLOOR = 706 sq ft / 65.59 sq m
 Total = 1594 sq ft / 148.08 sq m



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 any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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