Banstead Office
Call: 01737 370022
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www.williamsharlow.co.uk

Cheam Road
Epsom, KT17 1QF

WILLIAMS HARLOW ARE EXCITED TO PRESENT THIS 5 BEDROOM DETACHED FAMILY HOME TO THE MARKET. Situated on a popular tree-lined road, located close to Ewell East Train Station and equidistance between Banstead and Epsom High Streets. Consisting of four reception rooms, a modern family bathroom and good size kitchen-diner overlooking the rear garden downstairs with five bedrooms (one with balcony), separate WC and a second family bathroom upstairs. The house benefits from complete redecoration and minor refurbishment throughout with brand new carpets and an immediate availability on an unfurnished basis.

£3,200 PCM Unfurnished

5 2 4

DRIVEWAY
Laid to pea shingle with enough space for at least 3 vehicles

FRONT DOOR
Glazed porch area with wood door

HALLWAY
Wood flooring and providing whole house access

DINING ROOM
Large front room with bay window and new carpets

RECEPTION ROOM
Wood floors and original feature fire-place

CONSERVATORY
Overlooking and accessing the rear garden and accessible through glazed doors in the reception room

SNUG/STUDY
Front room with new carpets and front outlook

KITCHEN
Large kitchen with tiled flooring and windows over looking the rear garden and with all modern appliances and plenty of storage units. Provides enough space for a table and chairs for family dining with rear, outside access through a side door.

FAMILY BATHROOM
Fully tiled family bathroom with shower over bath, WC and hand-basin.

STAIRCASE
Newly carpeted leading up to@

BEDROOM ONE
Double size room at front with bay window and new carpets

BEDROOM TWO
Double size room overlooking the rear garden with built-in wardrobes and new carpets

BEDROOM THREE
Double size room over looking the front

BEDROOM FOUR
Single room over looking the front driveway

BEDROOM FIVE & BALCONY
Single room with direct access to a balcony overlooking the rear garden

SECOND FAMILY BATHROOM
Free-standing bath, shower cubicle, WC and hand-basin

SEPARATE WC
WC and window

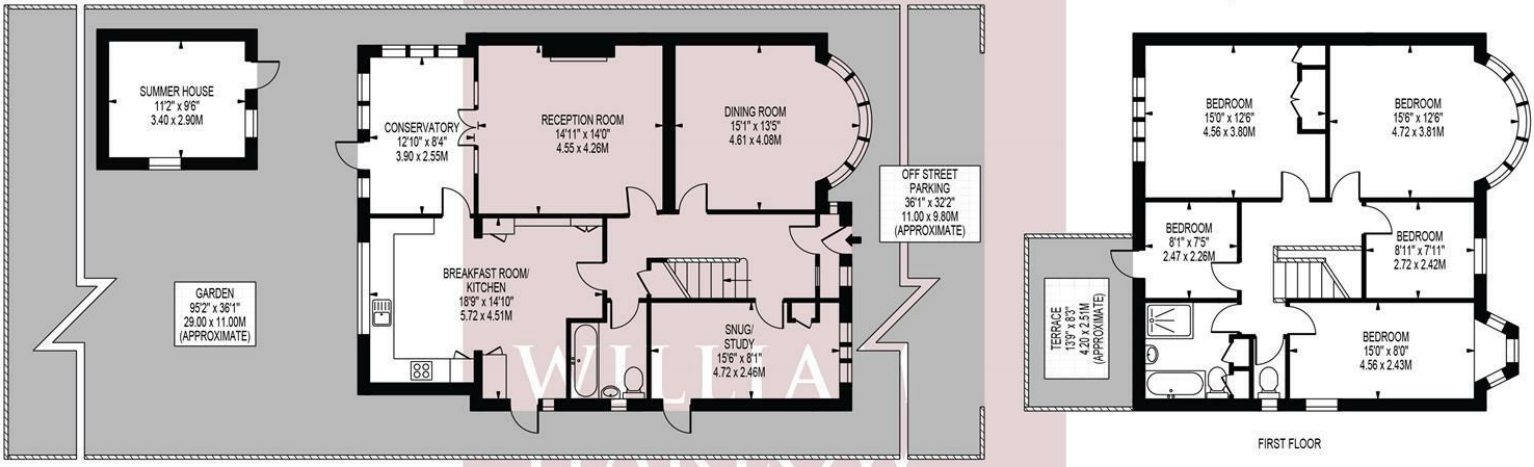
REAR GARDEN
Very large garden laid mainly to grass with patio area and summer-house/storage shed

COUNCIL TAX
Council Tax Band G (£4,028.07) 2025 / 26

WILLIAMS HARLOW

CHEAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1901 SQ FT - 176.61 SQ M
(EXCLUDING SUMMER HOUSE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 106 SQ FT - 9.85 SQ M



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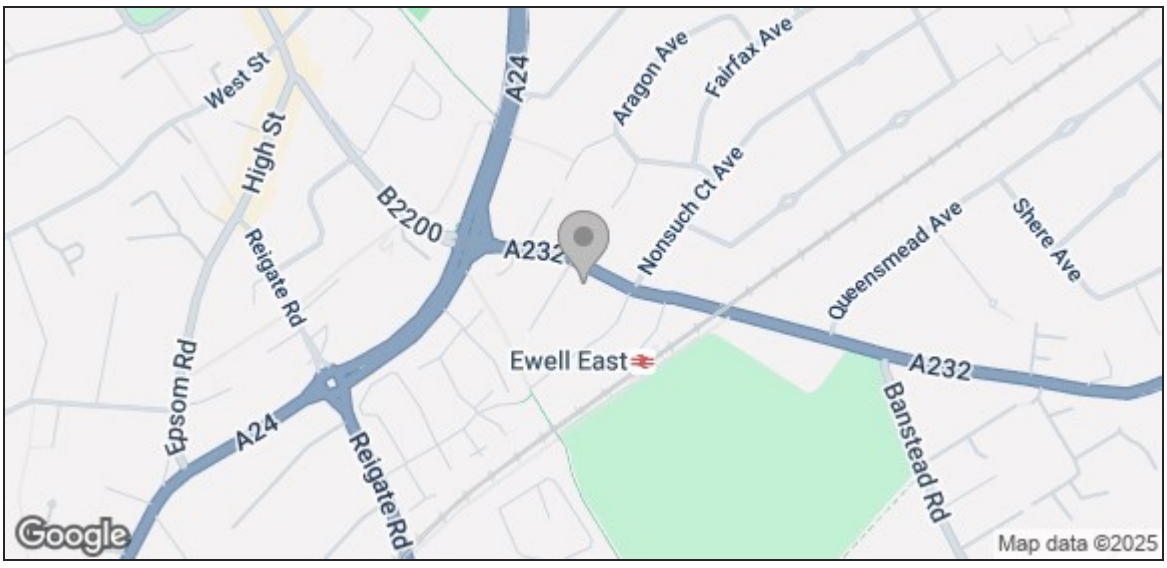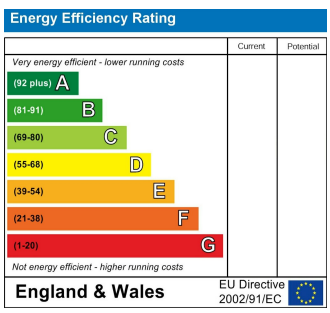
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