



Manor Road, South Cheam,  
Offers In Excess Of £900,000 - Freehold

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**WILLIAMS  
HARLOW**











Williams Harlow Cheam – A detached house in an exceptionally desirable location where surrounding houses can sell for multiple millions. This offers one of the few houses at a lower value. Ultra-convenient for Cheam Village and train station, the occupier can sensibly walk to the shops and restaurants on hand. Detached with double bedrooms and spacious reception space, the house is well formed to build a home from. Ready to view and offered without an onward chain.

## The Property

A detached house which feels loved and presents as a home. The interior is spacious and light filled, with reception rooms working in harmony to be enjoyed together or apart. The kitchen benefits from the separate utility space, from which you can access the integral garage, and the bedrooms are all doubles with the service of two bathrooms. The hallway and landing also reflect a certain impressive size. The backdrop décor is off white and non-offensive for any new owner and with features such as the parquet floor feeling luxurious, its impressive and ready to get going from the off. In all the accommodation comprises, three bedrooms, two bathrooms, three reception rooms, kitchen, utility room, hallway and landing.

## Outside Space

The land surrounds the property to three sides. The frontage offers the driveway, whilst the side and rear the garden; both south and west facing.

## The Local Area

The walk to the station and into the village is under 10 minutes for most. Education in the area is well thought of and includes the sought after Nonsuch High School for Girls amongst many others. Cheam Village has a high street to serve most everyday needs including supermarkets, butcher, baker, restaurants and coffee shops. Public transport includes not only train stations at Cheam Village and Sutton but also abundant bus routes. For those with children looking for playgrounds or keen walkers with dogs, both Nonsuch and Cheam parks are close by.

## Vendor Thoughts

"Mum and Dad have lived here for many years and whilst I live in Guernsey, it wasn't an issue whilst they had been in good health and as they have loved it here they wouldn't have moved without being persuaded on the need. Now the plan is to move them much closer to me"

## Why You Should View

The location is the key, the reassurance of the neighbourhood and the accessibility to lots of local amenities will impress anyone and make for a great home. You can find property for a similar size at a similar price but you won't find it here.

## Features

Three Bedrooms - Three Reception Rooms - Detached - Two Bathrooms - Integral Garage - South West Facing Garden - Parking - Move In Condition - Detached

## Benefits

No Onward Chain - Walk To Cheam Village and Train Station - Near By Bus Routes - Sunny Rear Garden -

## EPC and Council Tax

D 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.

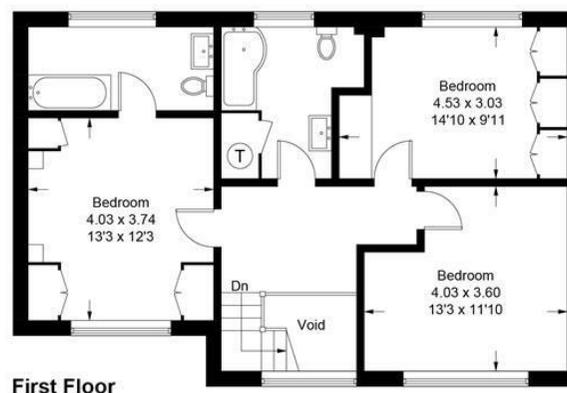
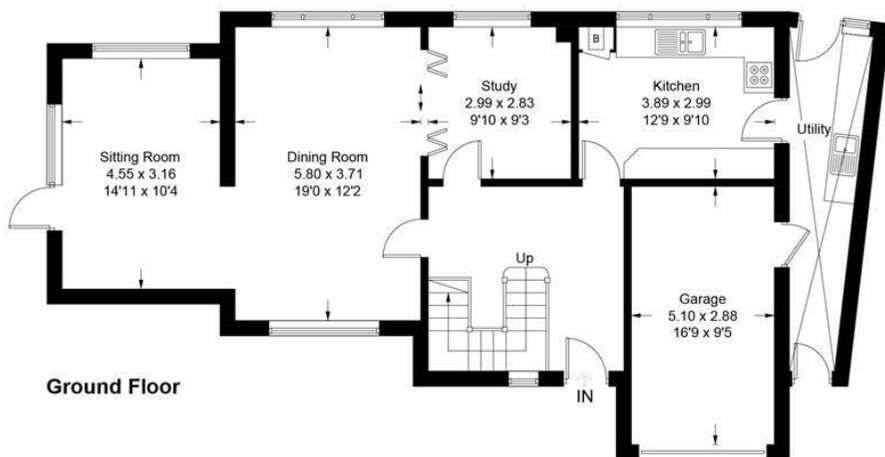


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

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Approximate Gross Internal Area = 166.9 sq m / 1796 sq ft  
(Including Garage / Excluding Void)



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

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. (ID1272231)

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