



Cheyham Gardens, Cheam, Surrey  
Offers In Excess Of £725,000 - Freehold



**WILLIAMS  
HARLOW**























Williams Harlow Cheam – A no onward chain bungalow in a sought after Cheam cul-de-sac. Located on the verge of South Cheam, this bungalow has a tidy and well-presented interior complete with modern kitchen and shower room. Very rare addition to the market and one which warrants immediate attention.

## The Property

A detached bungalow with a set back garage to the side. The property has been modernised to minimise future maintenance, by including plastic gutter and soffit boards externally, a modern kitchen with integrated appliances, a shower room rather than a bathroom and modern glazing. The two double bedrooms include storage with the master having built in wardrobes and side table. The lounge is sperate to the dining room and there is a flow between them and the kitchen. The property circulates around the central hallway and feels easy to live within. A neutral colour palette adorns the setting.

## Outdoor Space

Private 78 ft rear garden with southerly aspect. To aid rest bite from the sun an electric awning has been attached to the property. Side access to the front is available as well as door access to the garage. The garage has power and lighting, a nearly new roof. The frontage consists of an easy to use in out driveway.

## The Local 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, Nuffield fitness centre 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.

## Vendor Thoughts

"This has been our home for many happy years but time has caught up and I have now moved into a property outside the area and closer to my family. I have no doubt the next owner will enjoy it as much as we had"

## Why You Should View

Bungalows are rare and one shouldn't miss the opportunity when they arise. The added benefit of no onward chain and no work required maximises the offering and minimises the fear of the move.

## Features

- Two Bedrooms - Detached - Garage - Driveway - Southerly Facing Garden - Two Reception Rooms - No Onward Chain - Alarm - Awning - Integrated Kitchen Appliances

## Benefits

- Sought After Area - Easy Move
- No Work Required - Private Rear Garden
- Close to Bus Routes

## 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

## Local Schools

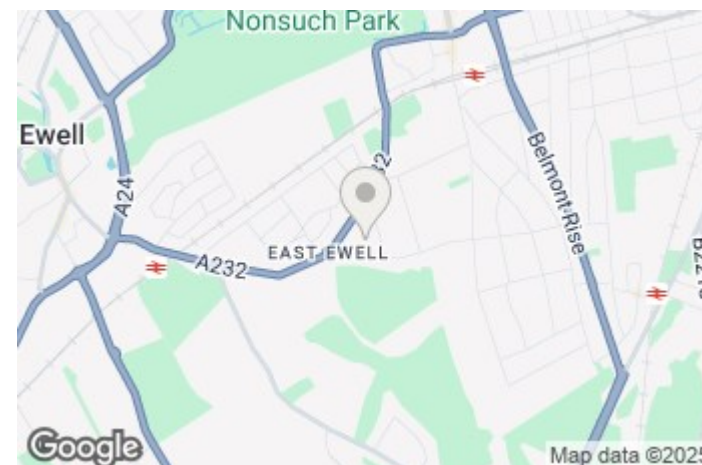
Sutton High - Fee Paying - Ages 3 - 18  
Cheam High - State - 11 - 19  
Cuddington Croft - State - 3 - 11  
Avenue - State - 3 - 11  
Nonsuch Girls - Grammar - 11 - 19  
Glynn - Boys State - 11 - 18

## EPC AND COUNCIL TAX

TBC AND F

## 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](mailto:cheam@williamsharlow.co.uk)

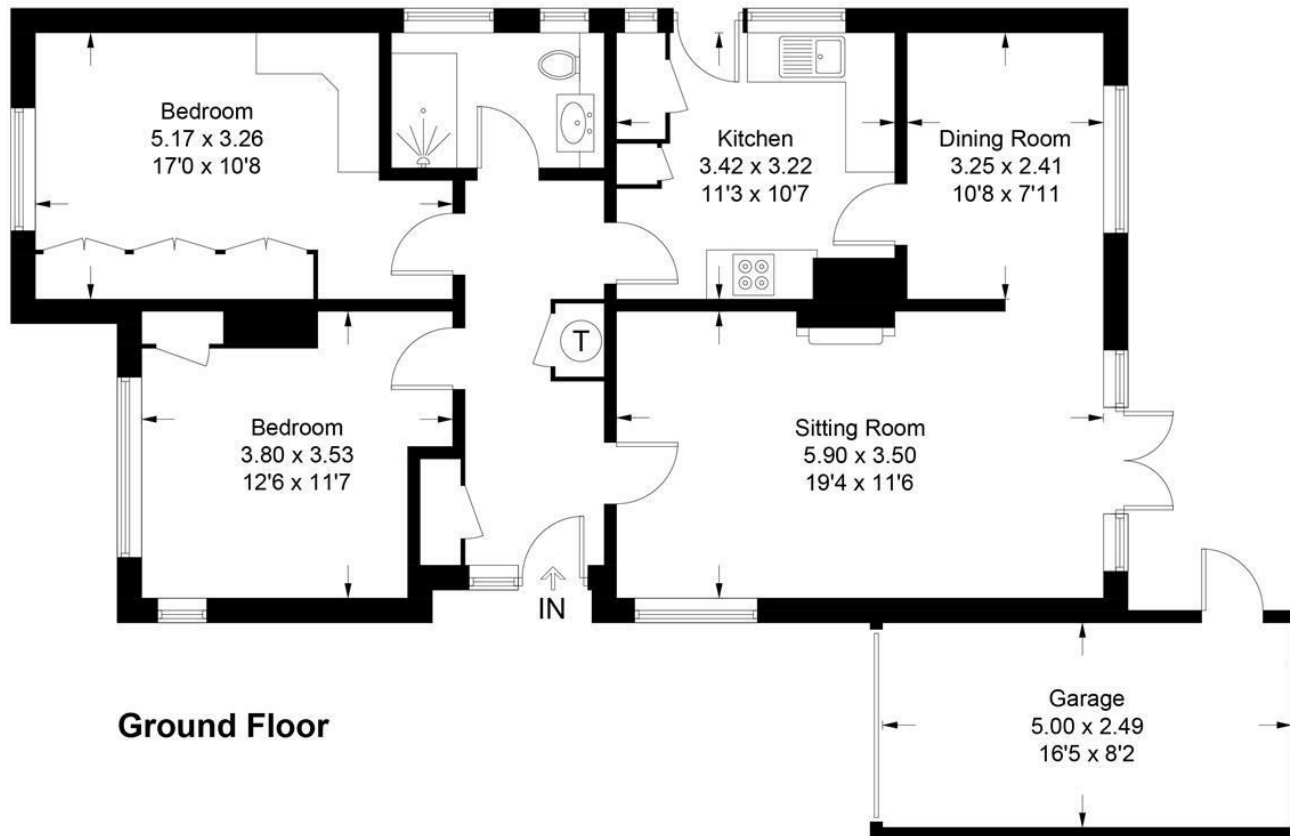
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Approximate Gross Internal Area = 84.7 sq m / 912 sq ft  
Garage = 12.5 sq m / 135 sq ft  
Total = 97.2 sq m / 1047 sq ft



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 69      |                         |
| (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 |



Ground 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. (ID1149150)  
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