



Nonsuch Walk, Cheam,
Offers In Excess Of £900,000 - Freehold



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**WILLIAMS
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Williams Harlow Cheam – An emotive family home which allies charm, character, potential and location into one holistic safe space. Within a short distance from Nonsuch and Cuddington Croft schools with Glynn and Cheam High a little further on, Cheam Village and Nonsuch Park around the corner, the location is a precious commodity for any occupier. A loved house with much to offer the next owner.

The Property

Owned by someone who has an excellent eye for décor and design, this property has a cottage persona yet counter balanced by accommodation suitable for most families. Not including the integrated garage, the sq ft measures 1569 which includes three first floor double bedrooms, four piece stone tile bathroom, two reception rooms which include spacious lounge with stunning Georgian style fireplace, ground floor fourth bedroom or third reception room, cloakroom and kitchen. Should you wish, there is potential to extend.

Outdoor Space

A south east facing garden measuring 136ft. Mature and lush with character to suit the house. Its easy to see from the rear elevation the further potential on offer. The garden has sections to change use and vistas.

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, 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 short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 15 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.

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
S2 - Epsom to St Helier

Local Schools

Sutton High – Girls 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
Ewell Castle - fee paying 3-18 years

Why You Should View

The location alone will ensure its hugely popular for buyers. Once located, the handsome exterior, characterful interior, mature private garden are all endearing traits which only increase its appeal.

Vendor Thoughts

"This house has always been a home and over the years I made so many friends locally that I want to stay and downsize here. I wouldn't be moving if it wasn't for the downsizing need"

Features

Three/Four Bedrooms - Detached - Garage and Off Street Parking - Mature Rear Garden - Luxury Bathroom - Large Lounge - Dining Room

Benefits

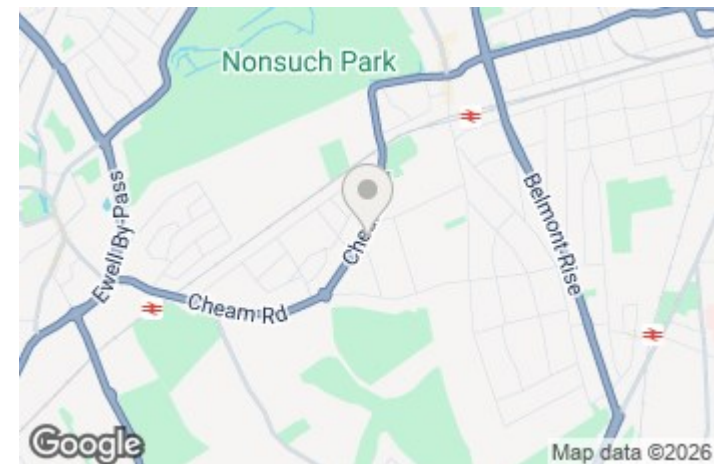
Close To Cheam Village - Close to Nonsuch Walk - Close to Nonsuch School - Close To Cuddington Croft Sch - Potential To Extend

Council Tax and EPC

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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.

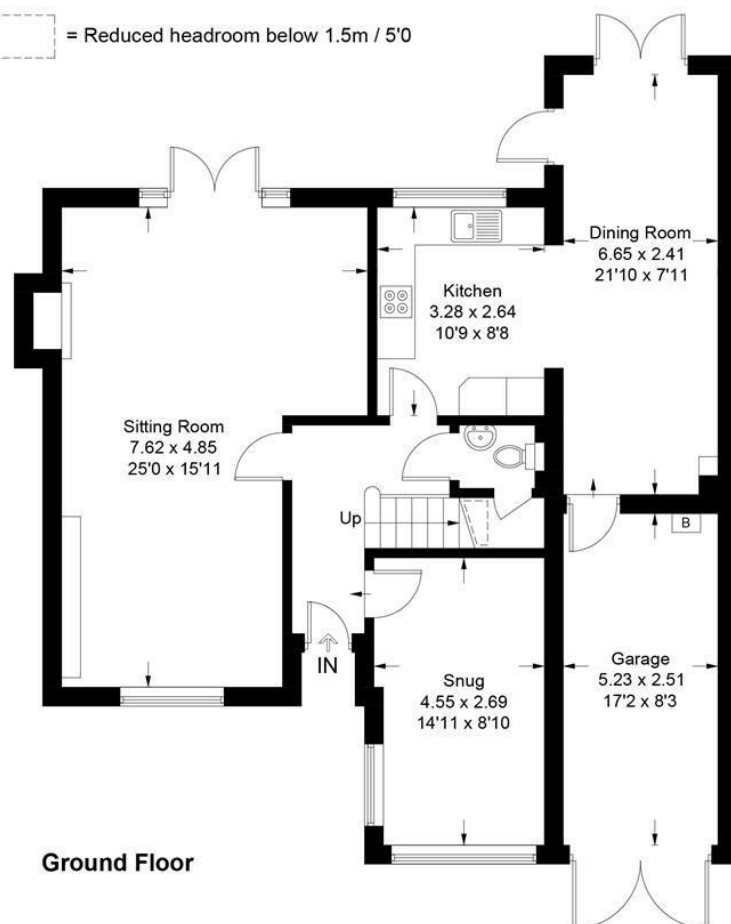


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

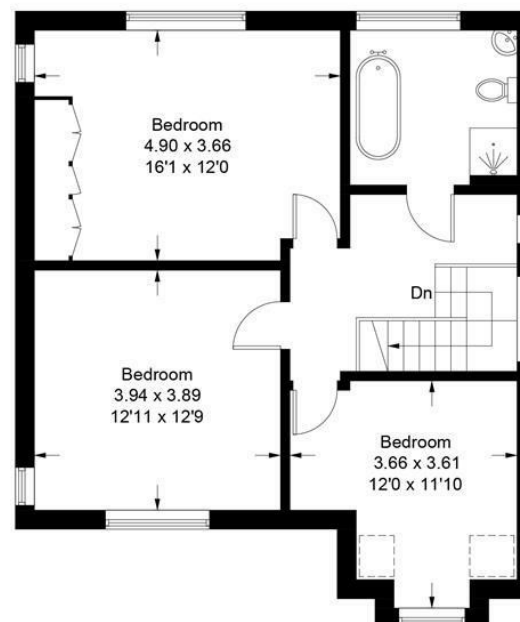
Approximate Gross Internal Area = 159.1 sq m / 1712 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First 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. (ID1257445)

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

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