



Saltash Close, Cheam, Surrey
Offers Over £390,000 - Leasehold



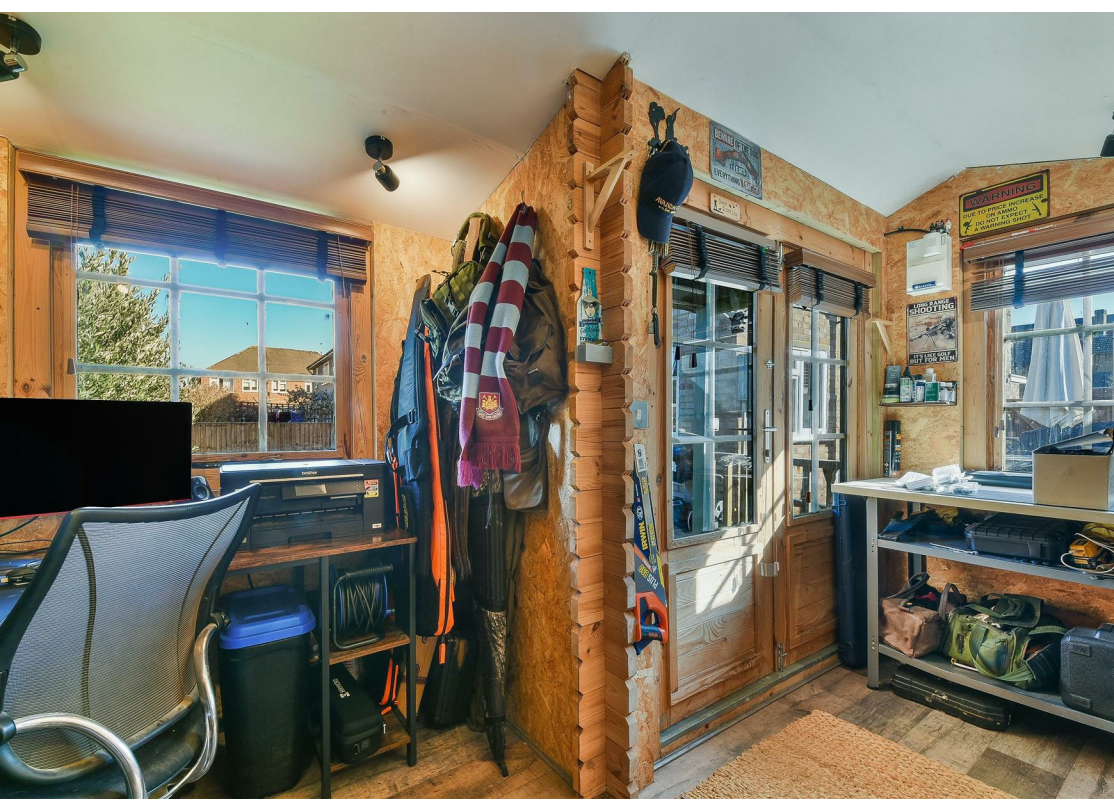
**WILLIAMS
HARLOW**











Williams Harlow Cheam - Superb ground floor maisonette with garage and private rear garden. Modernised with a homely stylish interior and offering two bedrooms, spacious lounge, shower room and separate kitchen. Located in a very sought after Cheam location. Ready to view.

The Property

Impressive access to the property via your own front door and side access to the garden. Internally, this ground floor flat provides two double bedrooms, modern shower room, light and airy lounge overlooking the private garden and the separate kitchen. The property has been modernised and decorated in a really tasteful way, neutral but with personality, and will appeal to all buyers. With an innate feeling of homeliness this charming property will win you over.

Outdoor Space

Pretty front lawn, side courtyard with a decked area leading round into the rear garden. The rear garden has a lawn, planted borders and home office.

Local Area

The nearest train station is West Sutton (walkable in under 10 mins), with Cheam Village not that far away in any case. The road is lined with well-maintained properties. The area, between Sutton and Cheam, is a sought after spot for its convenience, parks and transport links. Additionally, there is a large Tesco close by for grocery needs.

Vendor Thoughts

"We really enjoy the quiet location and the neighbourhood is lovely. Living here as a family with two dogs has been wonderful and we will miss it"

Why You Should View

Boasting an excellent, tucked away location this two bedroom ground floor property provides a sense of independent living that's instantly attractive. If you seek an affordable option with own garden and little work required then this one is for you.

Local Schools

St Dunstan's - State- Mixed - Ages 5 - 11
Homefield Prep - Fee - Boys - 3 - 13
Sutton High - Girls - Fee - 3 - 18
Nonsuch - Girls - Grammar - 11 - 19
Cheam High - Mixed - State - 11 - 19

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - circa 36 mins. Epsom - circa 7 mins.
West Sutton Train Stn: Thames Link, Sutton to St Albans via City circa 40 mins
Local Bus Routes:
80 - Belmont Via Sutton to Morden Tube.
413 - Morden to Sutton
SL7 - Superloop bus route to Heathrow
213 - Kingston to Sutton
151 - Wallington to Worcester Park

Features

Two Bedrooms - Ground Floor - Garage - Long Lease - Shower Room - Private Rear Garden - Home Office - Impressive Interior

Benefits

Sought After Cheam Location - Straight Onto Own Rear Garden - Close To West Sutton Strain Station - Close To Parks - Close to A217 - Close to Cheam High

Lease

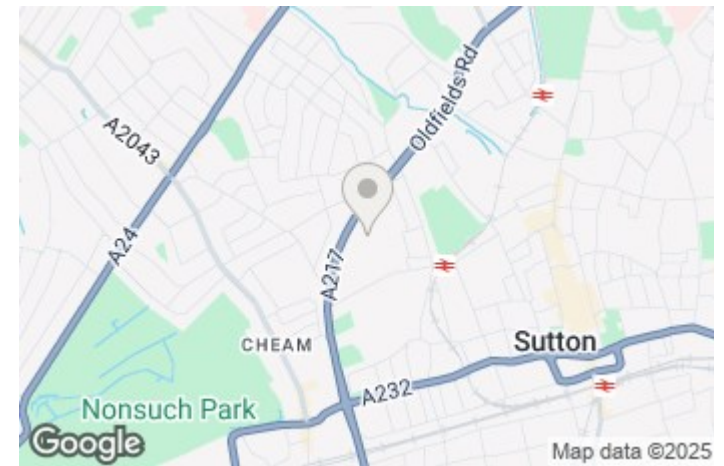
157 Yrs from 1997

Council Tax and EPC

C AND D

Why Williams Harlow

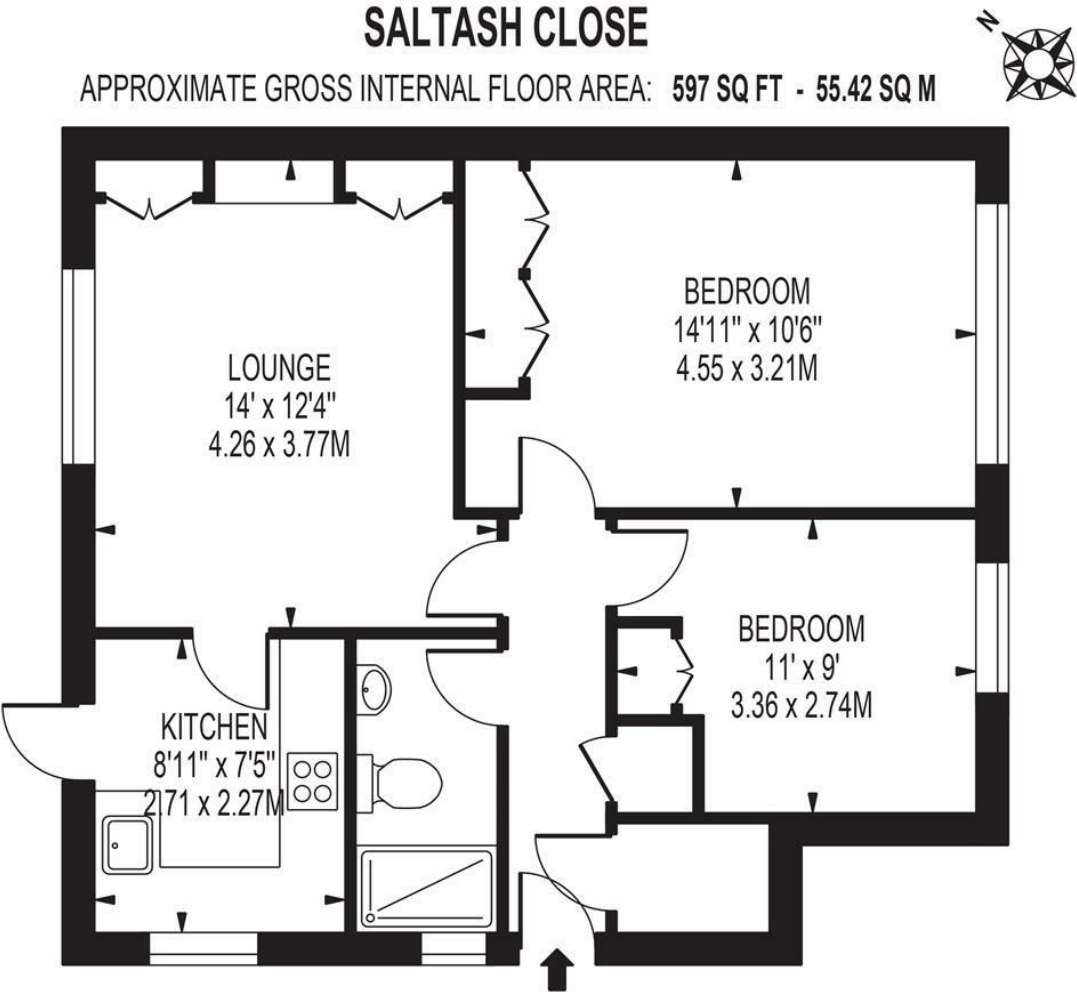
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GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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

