



Summerville Gardens, Cheam Village,
Guide Price £1,100,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam - Located in the charming Summerville Gardens, Cheam, this semi-detached house offers a delightful blend of modern living and classic 1930s architecture. With four spacious bedrooms and three well-appointed bathrooms, this property is perfect for families seeking comfort and style. The current owners have sympathetically extended the home, enhancing its appeal while maintaining its original character.

The inviting reception room provides a warm welcome, ideal for both relaxation and entertaining. The property boasts ample parking for up to three vehicles, a rare find in this tranquil backwater location.

Residents will appreciate the convenience of being within walking distance to Cheam Village, where a variety of shops, cafes, and local amenities await. Additionally, the proximity to reputable schools makes this home an excellent choice for families.

This property is not just a house; it is a place where memories can be made. With its attractive features and prime location, it presents a wonderful opportunity for those looking to settle in a peaceful yet accessible area of Cheam.

THE PROPERTY

A handsome typical 1930's four bedroom semi detached home located in this quiet backwater yet convenient location. Proudly confident in its surroundings its wide frontage is super charming and alluring. The house has been modernised and added to to produce a luxury family home where multiple generations can exist in harmony. The total accommodation comprises of a feature open kitchen/family room to the rear plus a separate reception to the front. There is a generous entrance hall, utility room and garage. The first and second floor offer four good sized bedrooms serviced by a main bathroom and an en-suite to the main bedroom on the second floor.

OUTDOOR SPACE

The rear garden comprises of a patio expanding the immediate rear width and the remainder of the garden is mainly laid to lawn. There is useful side access which provides access to the front of the property which has a driveway suitable for parking numerous vehicles.

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 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.

FEATURES FROM THE SELLER

The property is a 4/5 bedroom home. The loft was designed to accommodate 2 bedrooms, though we didn't partition the space. The loft includes a full family bathroom. The garage has been converted into a room with foundations strong enough to support a second level if desired; converting it required only replacing the garage door with a wall to make it a fully functional room. The kitchen/living area has full underfloor heating. All appliances are high specification. The property is equipped with a full working alarm system and CCTV covering the perimeter. The front bay windows feature full wooden shutters. The property has a home fitted Electric Car Charging Point. The walk to the station is 5 minutes via the cut through that goes straight to the A217 and across to the walkway to the London platform. West Facing Garden.

VENDOR THOUGHTS

We knew we wanted to buy this house as soon as we saw it some 20 years ago when purchasing the property through Williams Harlow. That was many years ago and we now sneak to upsize within the local area. Over the years we have extended the home to suit our requirements and have a wealth of happy memories. We sincerely hope that the new owner will enjoy it as much as we do.

Why You Should Buy

Ultra convenience for Cheam Village high street and train station, you can be within the village within minutes. Coupled with the spacious accommodation and immaculate decor, this house in all round winner for those seeking the best location with an immediate move in condition.

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

LOCAL TRANSPORT

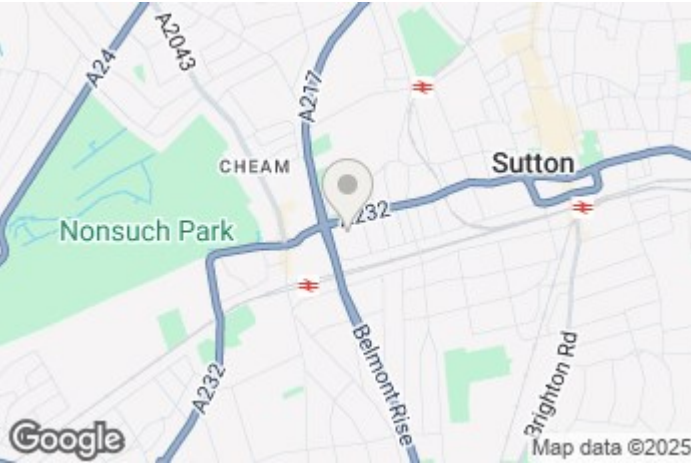
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Bus Routes from Cheam Village -
S2- Epsom Clock Tower to St Helier Station via Northey Avenue (Hopper Bus)
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

COUNCIL TAX

Sutton BAND E £2,774.10 2025/26

WHY WILLIAMS HARLOW

We offer specific and long standing professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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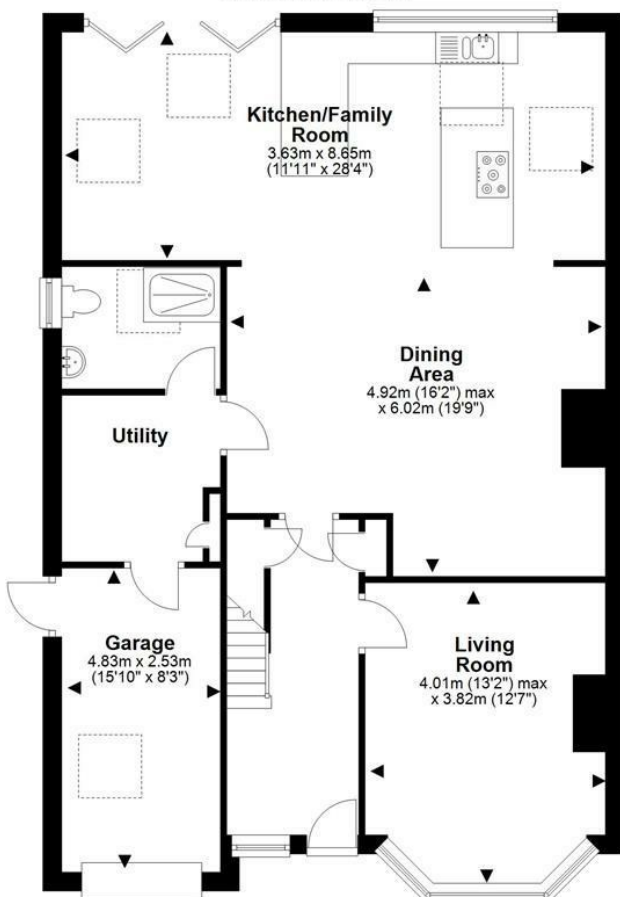
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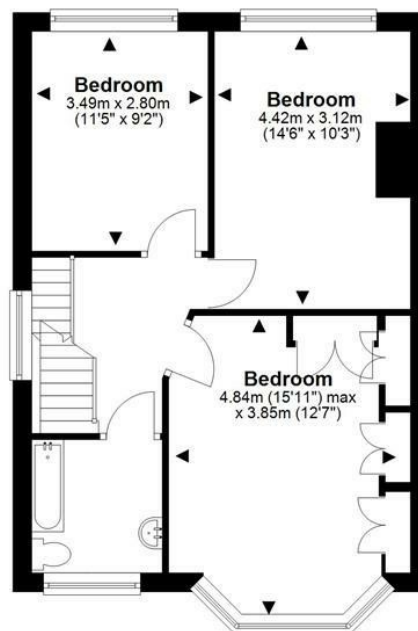
Ground Floor

Main area: approx. 99.6 sq. metres (1071.8 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.3 sq. feet)



First Floor

Approx. 52.4 sq. metres (563.5 sq. feet)



Second Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



Main area: Approx. 190.1 sq. metres (2046.2 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.3 sq. feet)

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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