



Merrow Road, Cheam, Surrey
Offers In Excess Of £1,000,000 - Freehold

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**WILLIAMS
HARLOW**











Williams Harlow Cheam – Space, location, and future potential rarely come together as effortlessly as they do here. Positioned on one of Cheam’s most sought-after residential roads, this handsome detached home delivers everything a growing family could wish for, including excellent scope for further extension and practical flexibility for use (three or four bedrooms). Walking distance to the highly regarded Nonsuch school, local amenities, transport links, and green open spaces all within easy reach, this is a home perfectly placed for both family life and convenience.

The Property

Much loved by the vendors over many years, this is a home that has been thoughtfully extended and well cared for, offering a perfect blend of practicality, comfort, and future potential. The property provides versatile accommodation arranged over two floors, ideally suited to modern family living. The ground floor features bright and flexible reception space designed for both everyday living and entertaining, alongside a well appointed kitchen. In addition, there is a further reception room which acts as a home office or study. The current family reception would easily work as a fourth bedroom depending upon priority of needs. Upstairs, there are three bedrooms served by a family bathroom, arranged around a bright central landing. Should you wish, there is excellent potential to extend further to both the rear and side.

Outside Space

To the front, the property benefits from off-street parking for multiple vehicles and an attractive frontage, while to the rear there is a garden extending to approximately 130ft with dual patios and beautifully mature greenery and offering excellent privacy, creating a wonderful setting for family life and entertaining.

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, David Lloyd fitness centre and a choice of tennis clubs. Again within 15 mins walk 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 Ewell. 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 Downs, 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
S2 - Epsom to St Helier

Local Schools

Nonsuch Girls - Grammar - 11 - 19
Cuddington Croft - State - 3 - 11
St Dunstons - C of E - 3 - 11
Sutton High – Girls Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Glyn - Boys State - 11 – 18
Ewell Castle - fee paying 3-18 years

Why You Should View

The location alone is sure to make this a popular choice for buyers. Combined with its attractive exterior, characterful interior, and mature private garden, it offers a home full of charm and appeal that is best appreciated in person.

Vendor Thoughts

“This has been a wonderful home for many years, filled with happy memories and great neighbours. Whilst we’ll be sad to leave, we’re relocating to spend more time closer to our grandchildren and family.”

Features

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

Benefits

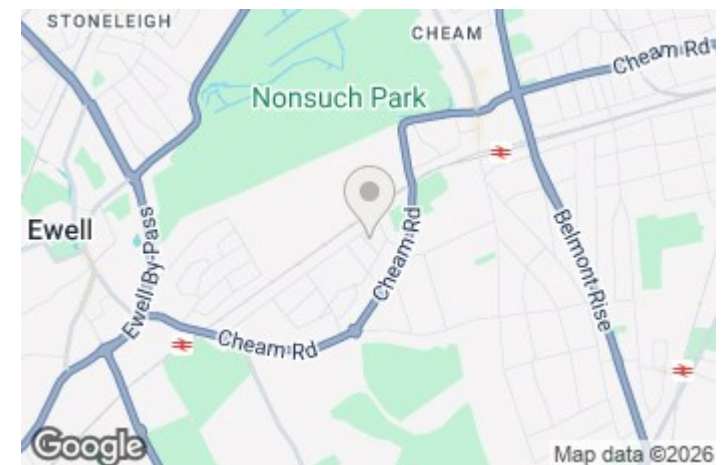
Close To Cheam Village - Close to Nonsuch Park - Close to Nonsuch School - Close To Cuddington Croft Sch - Potential To Extend - Close To Bus Routes - Flexible Layout -

Council Tax and EPC

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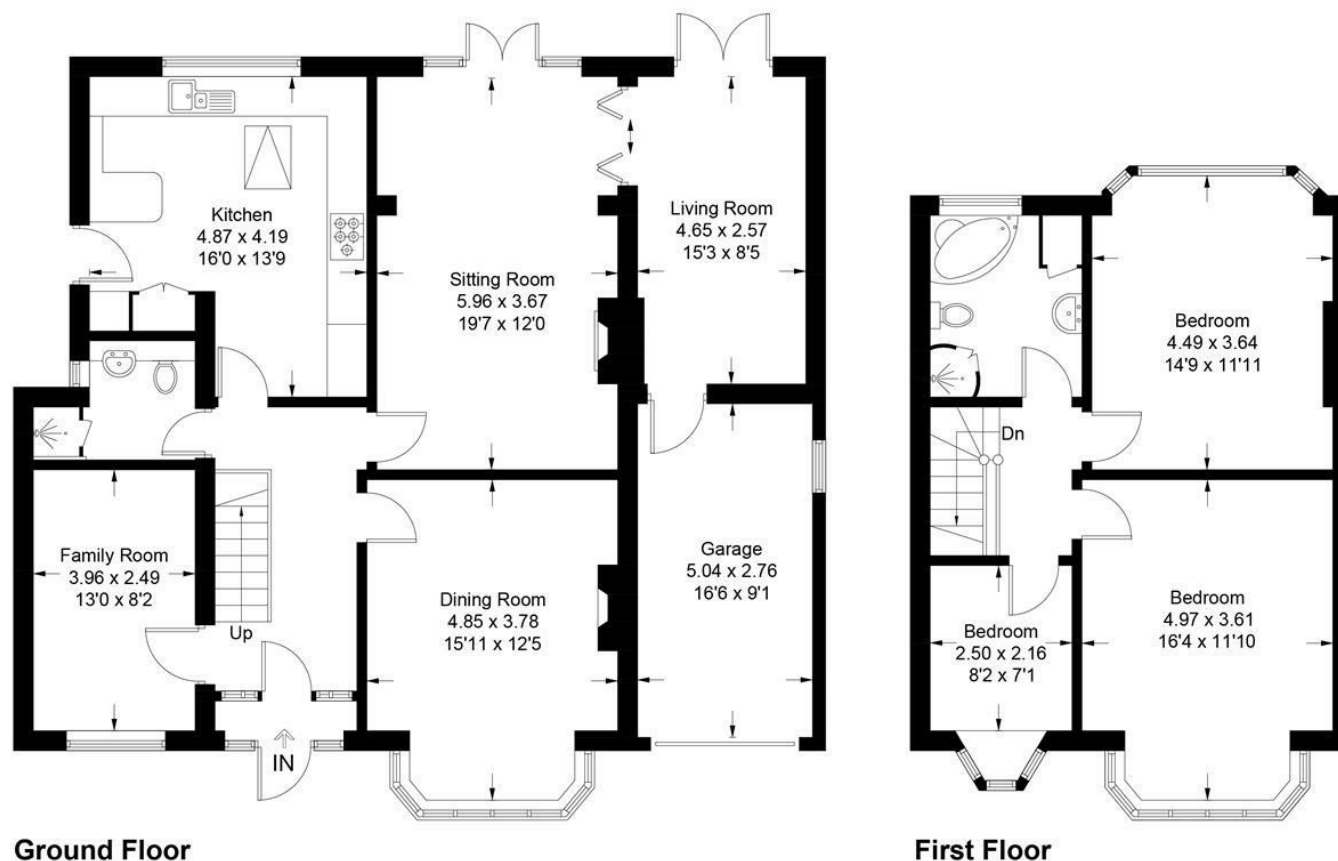
Why Williams Harlow

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 = 167.7 sq m / 1805 sq ft
(Including Garage)



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	

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. (ID1301154)

