

Tilehurst Road Cheam, Surrey SM3 8PB

WILLIAMS HARLOW IN CHEAM ARE PLEASED TO PRESENT A WELL-DESIGNED FOUR BEDROOM SEMI-DETACHED HOUSE TO THE MARKET. Located on a tree-lined residential road, situated within walking distance of Cheam Village and Cheam Train Station, this house is ideal for today's families. Consisting of four double bedrooms and two bathrooms (1 en-suite) upstairs with a large, fully equipped kitchen-lounge with direct garden access downstairs plus a separate dining area. The house is modern and tastefully decorated and benefits from two off-street car parking spaces. Available end of September on an unfurnished basis.

£3,000 PCM Unfurnished



HOUSE

Located at the Cheam Village end of Tilehurst Road within walking distance of:

Cheam Train Station

Nonsuch Park

Cheam Village High Street

COUNCIL TAX

Council Tax Band D (£2,378.64) 2026 / 27

ENTRANCE

Glazed wooden porch for shoe and coat storage

HALLWAY

Provides downstairs access to:

KITCHEN-LOUNGE

Open-plan layout with integrated appliances and unobstructed visual ability of whole room

DINING AREA

Access off lounge area

WC

STAIRCASE

Leading up to:

BEDROOM ONE & DRESSING ROOM

Double size room with carpets and double-glazed windows overlooking the rear

Direct access to dressing room and through to:

EN-SUITE

Shower cubicle, WC , hand-basin and heated towel-rail

BEDROOM TWO

Double size room with carpets and double-glazed windows

BEDROOM THREE

Double size room with carpets and double-glazed windows

BEDROOM FOUR

Double size room with wood floor and double-glazed windows

FAMILY BATHROOM

Modern design with shower over bath, WC, hand-basin and heated towel-rail

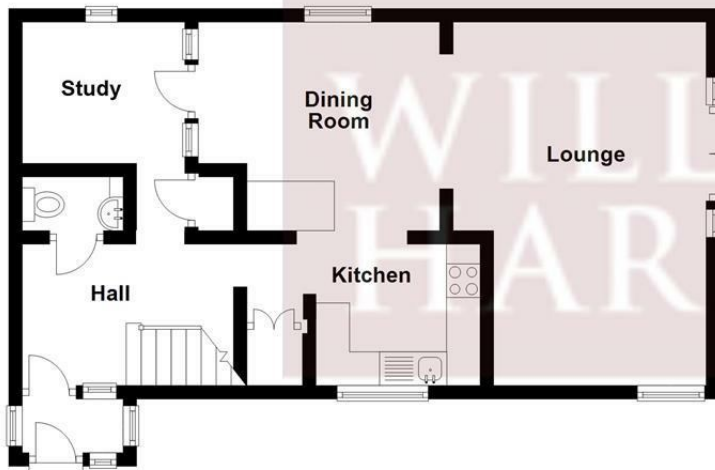
OUTSIDE

Wrap-around garden with 2 car parking spaces to the side with direct access into the garden



Ground Floor

Approx. 56.3 sq. metres (605.9 sq. feet)



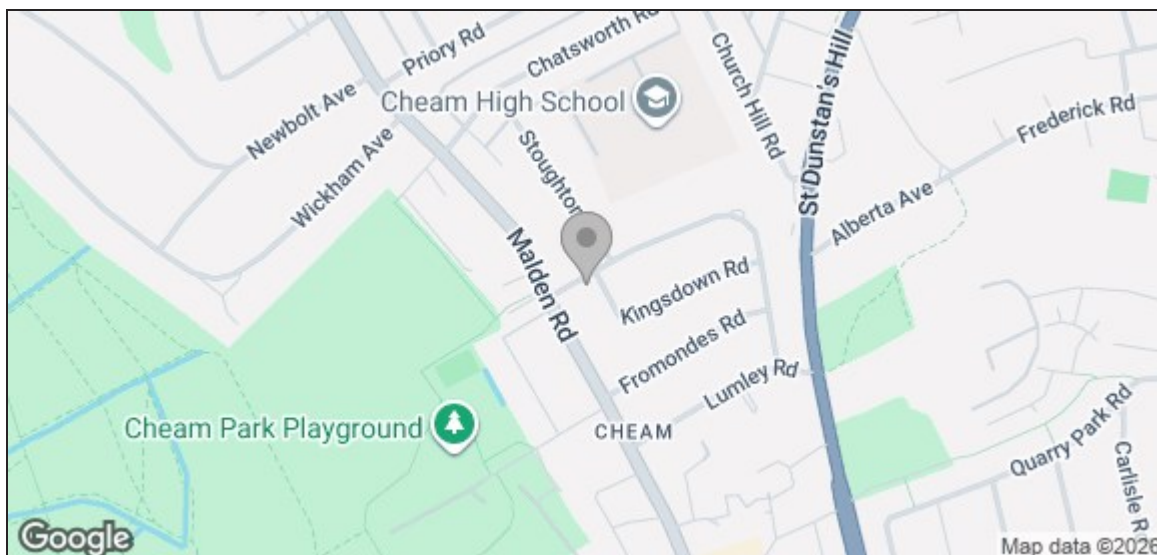
First Floor

Approx. 53.1 sq. metres (571.7 sq. feet)



Total area: approx. 109.4 sq. metres (1177.6 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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		