



Holmwood Close, Cheam,
Guide Price £600,000 - Freehold



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**WILLIAMS
HARLOW**









Williams Harlow Cheam – A gorgeous location which is surrounded by large detached houses, this select cul-de-sac is tucked away and a choice buy for those who 'know'. Comfortably spacious it's practical for families and down sizers alike. Offered without an onward chain and ready to show.

The Property

Having been in the same ownership for many years, the house is both practical and enjoyable to live in. Of course, the location will initially attract you, with its enviable short walk into Cheam Village; however, the house stands on its own merit, with its bright, spacious interior impressing in any setting. Internally, the property offers three well-proportioned bedrooms, a family bathroom, downstairs WC, comfortable reception room and kitchen. Large windows to the front and rear flood the home with natural light, creating a wonderfully airy and welcoming feel throughout. The neutral décor allows the new owner to move straight in while offering the perfect opportunity to personalise and make the home their own.

Room sizes:

Entrance Hall

Lounge/Diner: 18'6 x 16'5 (5.64m x 5.01m)

Kitchen: 9'0 x 8'11 (2.75m x 2.72m)

Cloakroom

Bedroom 1: 13'8 x 9'1 (4.17m x 2.77m)

Landing

Bedroom 2: 11'3 x 9'11 (3.43m x 3.02m)

Bedroom 3: 10'5 x 7'0 (3.18m x 2.14m)

Shower Room: 6'8 x 6'4 (2.03m x 1.93m)

Front Garden

Rear Garden

Garage-en-Bloc

Outdoor space

The rear garden has a south easterly aspect and measures circa 50 ft. A pretty garden which has space to entertain and garden. With a gate and views over the cricket club it's a year round treat. The front has been designed for low maintenance with a stone patio design and shrub borders.

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, including coffee shops and restaurants, 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. 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.

Why you should view

One of only a handful of houses in this price range and this specific side of Cheam Village, choosing the right location often makes or breaks your future living standards.

Features

Three Bedrooms - South Easterly Rear Garden - Ground Floor Cloakroom - Garage In Block

Benefits

No Onward Chain - Short Walk to Nonsuch And Cuddington Croft Schools - Superb Views Over Cricket Field - Cul-De-Sac - Easy Commute To Central London

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 5 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 - Sutton To Epsom (Route is five minutes walk from property)

Local Schools

Sutton High - Fee Paying - Ages 3 - 18

Cheam High - State - 11 - 19

Cuddington Croft - State - 3 - 11

Avenue - State - 3 - 11

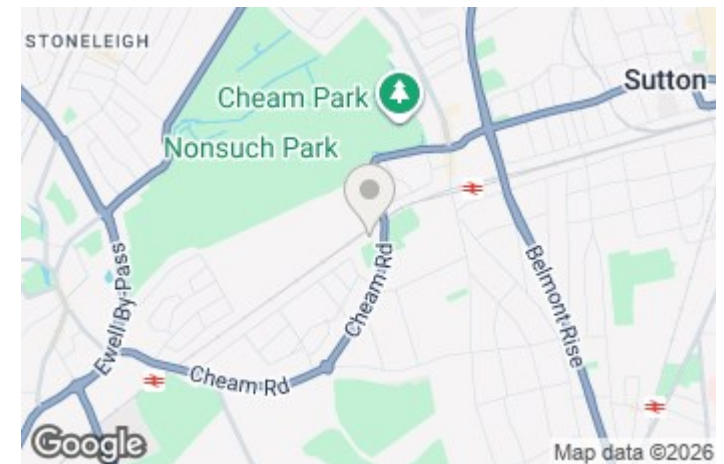
Nonsuch Girls - Grammar - 11 - 19

Glynn - Boys State - 11 - 18

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.



Cheam Office

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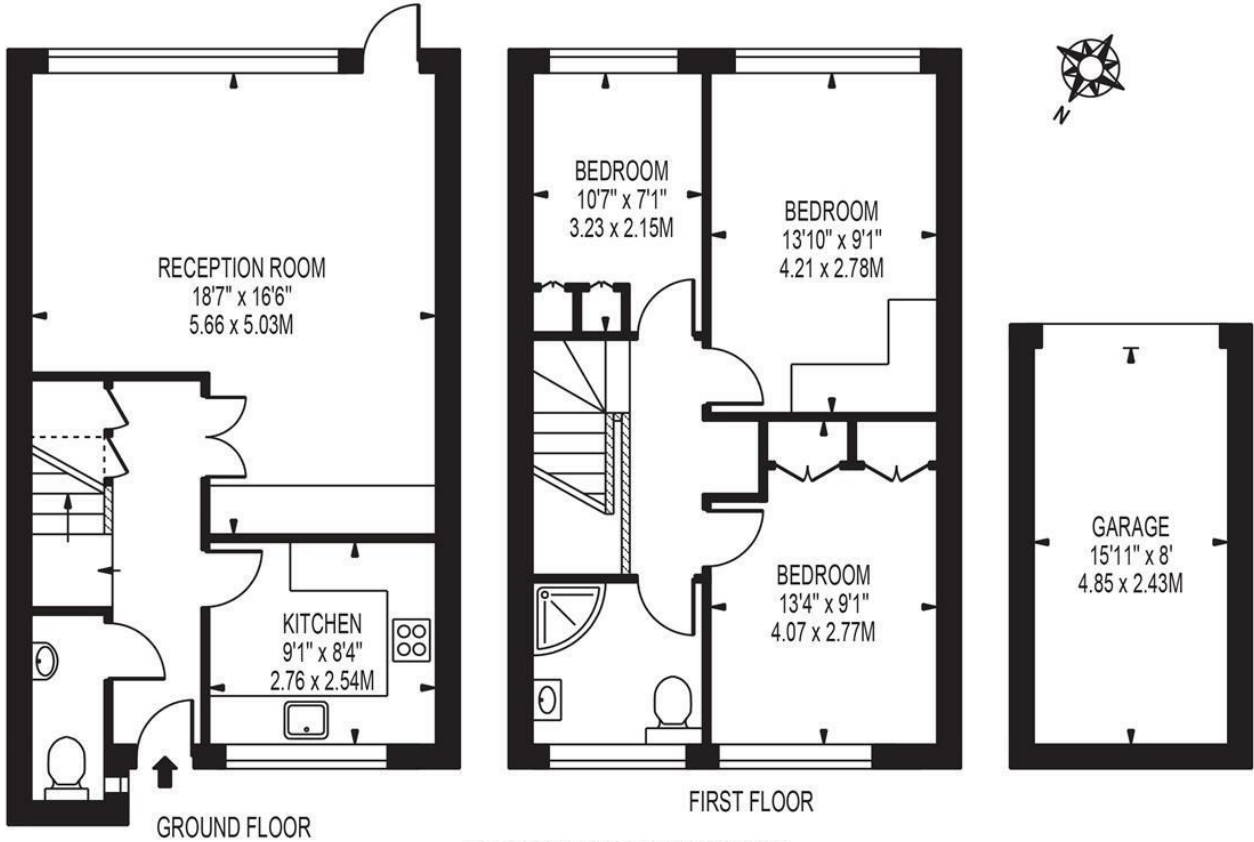
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

HOLMWOOD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 900 SQ FT - 83.63 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 127 SQ FT - 11.79 SQ M



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	75	79
(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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