



Cheam Road, Cheam Village, Surrey
Offers In Excess Of £650,000 - Freehold



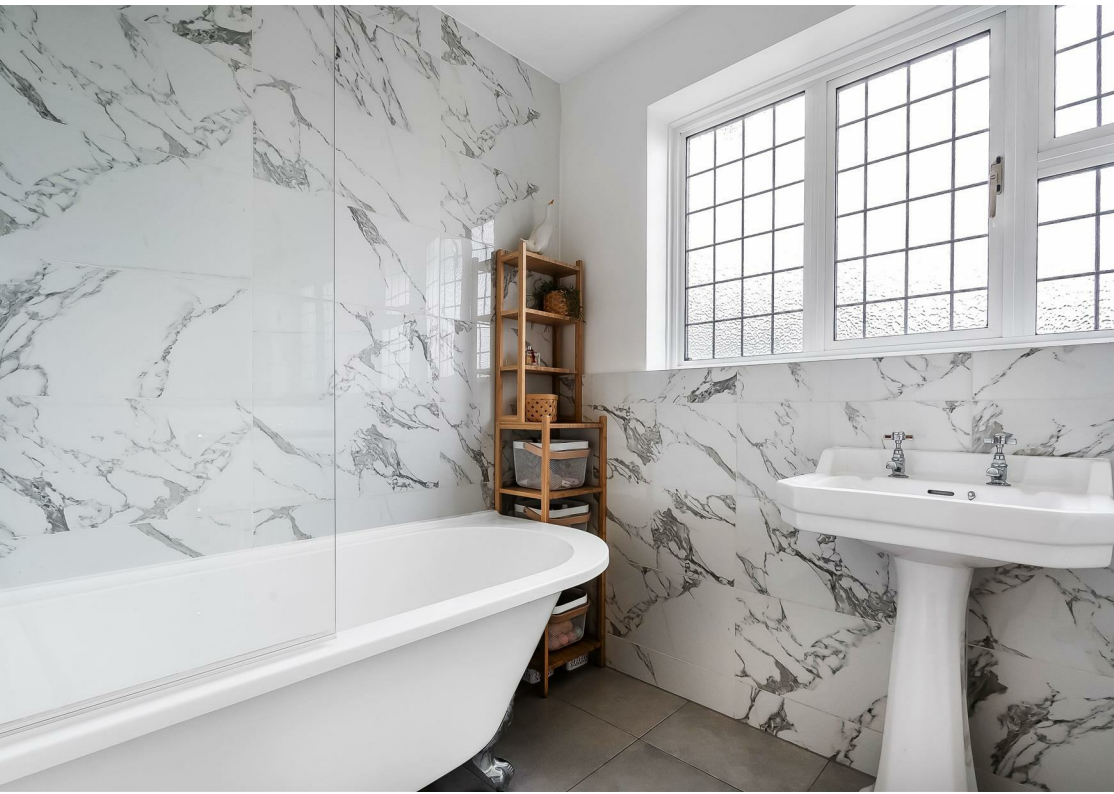
**WILLIAMS
HARLOW**











Williams Harlow Cheam – A delectable three bedroom semi detached house in Cheam Village. In good condition with bags of character features, the house and location are considered excellent.

The Property

This house has been loved; the glorious features give it away. Replaced fireplaces, reclaimed room dividing doors and stripped wooden floors are just some of the features which really enhance the property and its ability to woo you. The rooms are spacious and the layout easy, additionally it's possible the next owner will take advantage of the potential to extend. Accommodation comprises of three bedrooms, two reception rooms, kitchen, modern bathroom with separate lavatory, utility/store and gardeners toilet. There is a garage to side.

Outdoor Space

A very pretty south facing rear garden with patio and lawn. The frontage has a similarly pretty front garden and driveway. The rear garden measures just over 60 ft and the front has space for two cars to park.

The Area

Walking distance to Cheam Village High Street but still within short hops from West Sutton and Sutton town centre, you get to have the best of all worlds. Sutton with its comprehensive shopping centre, Cheam with its laid back village appeal and West Sutton with its Thames link train station. Sutton is best known for its period architecture and excellent schooling. The area has wonderful family and sporting amenities, such as cricket and rugby fields, golf courses and tennis clubs. Within a few hundred yards, the local park is great for dog walks. The road network is excellent and links to the A3 and M25 are close by. The peaceful neighbourhood will fill you with confidence when the family needs to walk home from school or work.

Why You Should View

This house has an ultra-convenient Cheam Village location, a smart and spacious interior, lots of future potential and a south

facing rear garden. The counter balance is that the property faces a busy road and although unaffected internally any buyer should note the road before viewing.

Vendor Thoughts

“We moved here from London, having picked Cheam for schools, an opportunity has now arisen to relocate to the south coast to be closer to family”

Benefits

Walking Distance To Shops – Walking Distance To Restaurants – On Bus Routes – Walking Distance To Train Stations – Walking Distance To Schools – Potential To Extend

Features

Three Bedrooms – Semi Detached – Two Reception Rooms – Period Architecture – Garage – Driveway – Utility/Store – South Facing Rear Garden – Modern Bathroom – Spacious Rooms

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
X26 - West Croydon to Heathrow Via Kingston

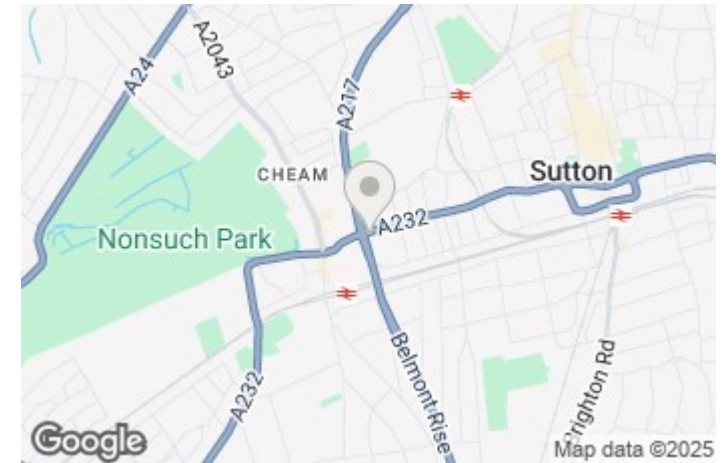
Local Schools

St Dunstons - COE - Ages 3 - 11
Robinhood infants - State - 3 - 7
Homefield - Fee Paying - 4 - 14
Sutton Grammar - 11 - 18
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

EPC AND COUNCIL TAX

TBC AND E

Why Williams Harlow



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.

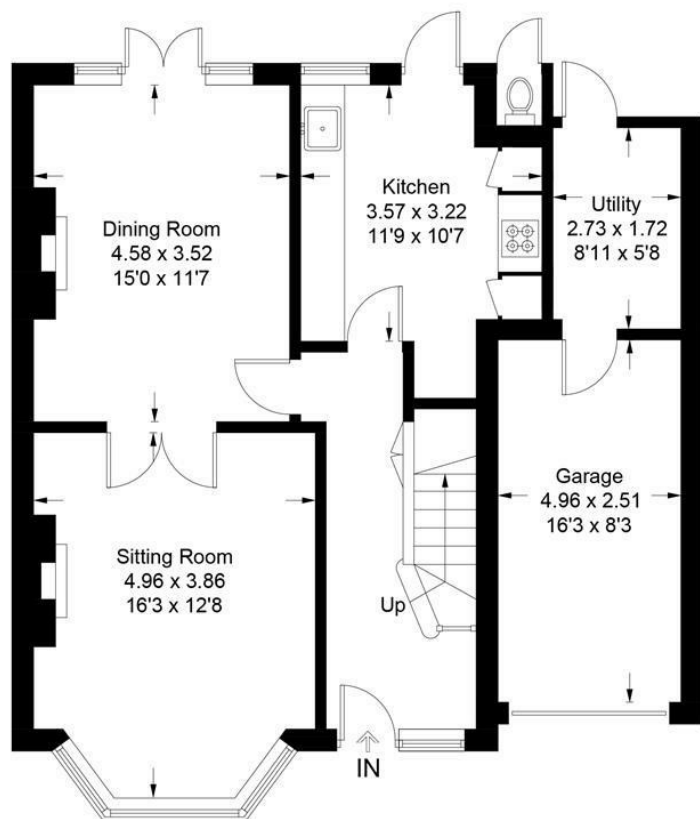
Approximate Gross Internal Area = 114.6 sq m / 1,233 sq ft

Garage / Utility / External Wc = 17.9 sq m / 193 sq ft

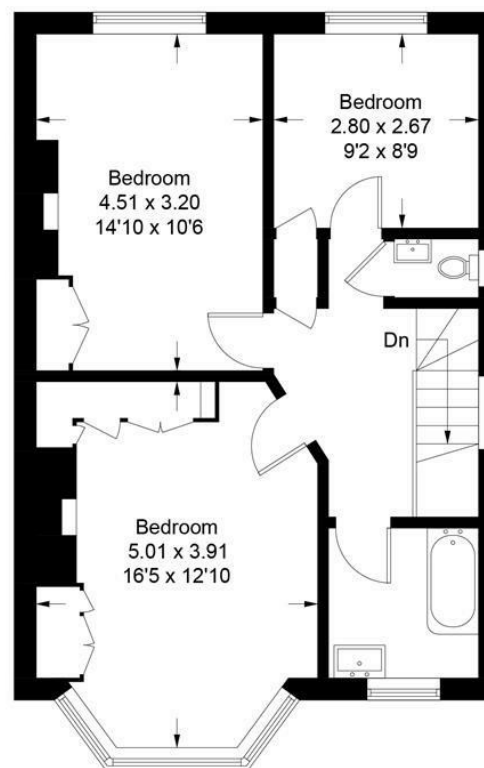
Total = 132.5 sq m / 1,426 sq ft



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



Ground Floor



First Floor

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. (ID1219379)

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