



Saltash Close, Cheam,  
Guide Price £385,000 - Leasehold



**WILLIAMS  
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**FOR SALE**  
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Williams Harlow Cheam - A ground floor two bedroom maisonette presented in good condition. As a ground floor you have the chance to step out from the lounge into your private garden and the two work really well together. Other benefits include two double bedrooms, a modern interior and the side access to the rear garden which runs between the property and the garage. Within a sought after Cheam cul-de-sac close to a Thameslink train station. Ready to view now.

## The Property

A spacious ground floor maisonette which is easy and impressive to live with. Features include direct access from the front and rear, side access to the rear garden, impressive room sizes to include two double bedrooms and a good condition interior. The bathrooms and kitchen are modern, as is the décor and flooring. It's likely you can enjoy the property without needing to change it.

## Outside Space

The South West facing rear garden means the optimum sunny conditions for any gardener or outdoor lover. The space has minimised ongoing maintenance for maximum enjoyment. Having the garage immediately to the side of the property ensures it can be used effectively for storage or parking alike.

## The local Area

The nearest train station is West Sutton (walkable in under 10 mins), with Cheam Village not that far away in any case. The road is lined with well-maintained properties. The area, between Sutton and Cheam, is a sought after spot for its convenience, parks and transport links. Additionally, there is a large Tesco close by for grocery needs.

## Why You Should Buy

Boasting an excellent, tucked away location this two bedroom ground floor property provides a sense of independent living that's instantly attractive. If you seek an affordable option with own garden and little work required then this one is for you.

## Local Schools

St Dunstan's - State- Mixed - Ages 5 - 11  
Homefield Prep - Fee - Boys - 3 - 13  
Sutton High - Girls - Fee - 3 - 18  
Nonsuch - Girls - Grammar - 11 - 19  
Cheam High - Mixed - State - 11 - 19

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - circa 36 mins. Epsom - circa 7 mins.  
West Sutton Train Stn: Thames Link, Sutton to St Albans via City circa 40 mins  
Local Bus Routes:  
80 - Belmont Via Sutton to Morden Tube.  
413 - Morden to Sutton  
SL7 - Superloop bus route to Heathrow  
213 - Kingston to Sutton  
151 - Wallington to Worcester Park

## Features

Two Bedrooms - Ground Floor - Garage - South West Facing  
Rear Garden - Cul De Sac - Cheam - Modern Bathroom -  
Modern Kitchen

## Benefits

Good Local Road Links - Close To Thameslink Train Station -  
Sunny Aspect - Direct Access to Garden - Long Lease - Own  
Front Door - Close To Shops - Sought After Location

## Lease

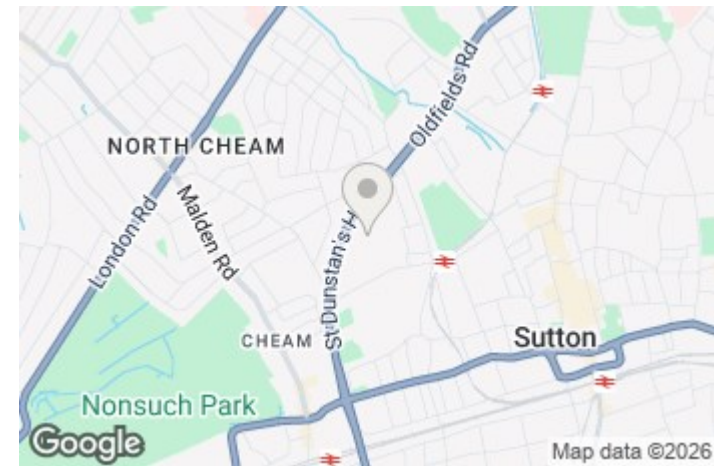
105 Years  
Ground Rent £100 PA

## Council Tax and EPC

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## Why Williams Harlow

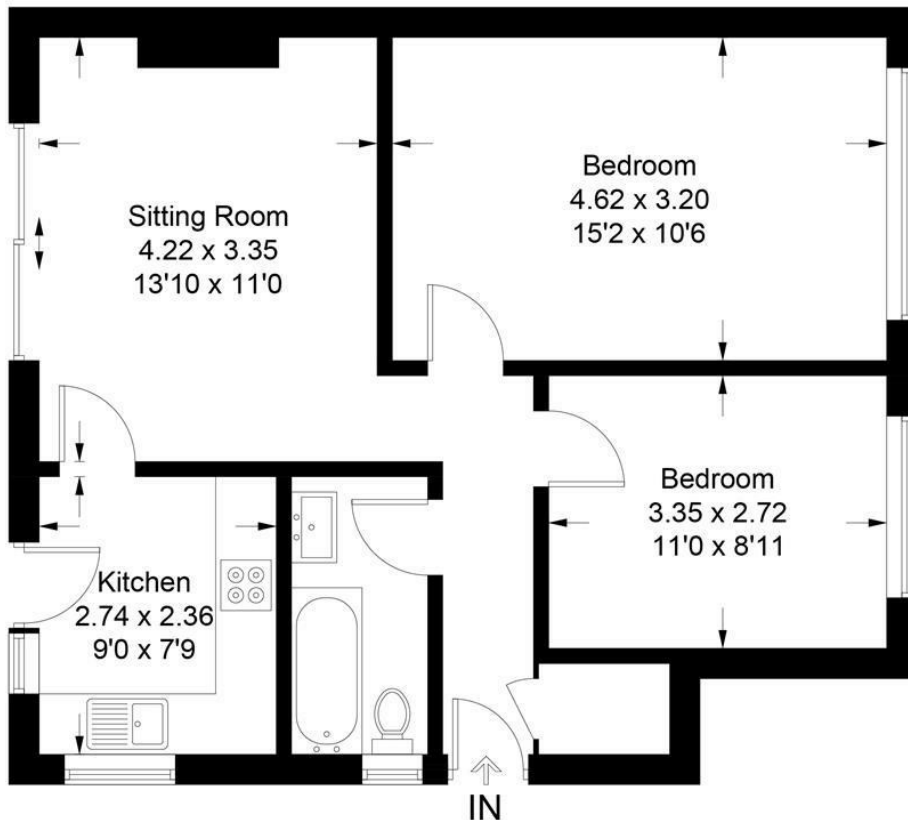
We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



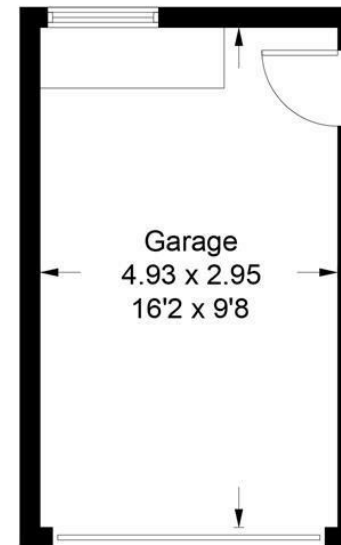


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 58.0 sq m / 624 sq ft  
Garage = 14.6 sq m / 157 sq ft  
Total = 72.6 sq m / 781 sq ft



Ground Floor



(Not Shown In Actual  
Location / Orientation)

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		
EU Directive 2002/91/EC		
England & Wales		

73 77

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. (ID1269599)

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