

Anne Boleyn's Walk, Cheam Village,

Guide Price £1,150,000 - Freehold

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ideal













Williams Harlow Cheam - Rare and superb Cheam Village location which provides almost immediate access to the high street, train station and bus routes. Nonsuch girls, St Dunstans and Cuddington Croft are also between 5 and 10 mins walk away. This handsome and impressive looking house has over 2000 sq ft on offer covering five bedrooms. Ready to view now.

The Property - Flexible to Suit

A very good looking house which has been expertly and sympathetically extended over time. The considered approach has resulted in a detached home which can flex to differing needs of multi generations, older children or visiting guests. Total accommodation includes five bedrooms, eat in kitchen and secondary kitchen, three reception rooms, separate ground and first floor lavatory, two first floor bathrooms. The property also offers two water heating systems, a storage tank system to one side of the house and a combi boiler to the other side which increases water pressure and benefits control of use. The property balances modern décor with a sense of inviting comfort and homeliness.

Outside Space - Wide Rear Garden

A wide plot which takes the eye and provides lots of off street parking to the front. The rear garden is wide with raised patio and a lawn with shrub borders.

The Local Area - On Hand Amenities

Anne Boleyn's Walk is one of those roads which is deservedly praised. One of only a handful of roads in Cheam Village which offers larger houses, the location excels for busy families wanting the safety and convenience of having the very best of Cheam in under five minutes in any direction.

Why You Should Buy

If you're looking for a larger house which will suit a busy family this is for you. If you are looking for a larger house which will accommodate multi generations with ease this is for you. If you are looking for a larger house from which you will receive and host lots of guests then this is for you. The house offers a flexibility of layout which is rarely seen and most welcome.

Features

Five Bedrooms - Three Reception Rooms - Eat In Kitchen - Second Kitchen - Two Bathrooms - Two Seperate Lavatory's - Parking - Two Separate Hot Water Systems - Porch

Benefits

Modern Décor - Flexible Layout - Wide Plot - Fitted Wardrobes - Showers - Character Features -

Walk To

Nonsuch Girls - St Dunstan's - Cuddington Croft - David Lloyd - Nonsuch and Cheam Park - Cheam Highstreet - Cheam Train Station - Bus Routes - Cheam Cricket Club - Tennis and Bowls Clubs - Choice Of Restaurants

Local Schools

Nonsuch Girls - Grammar - 11 - 19
St Dunstans - CoE primary school - 3 - 11
Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11
Glyn - Boys State - 11 – 18

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

EPC and Council Tax

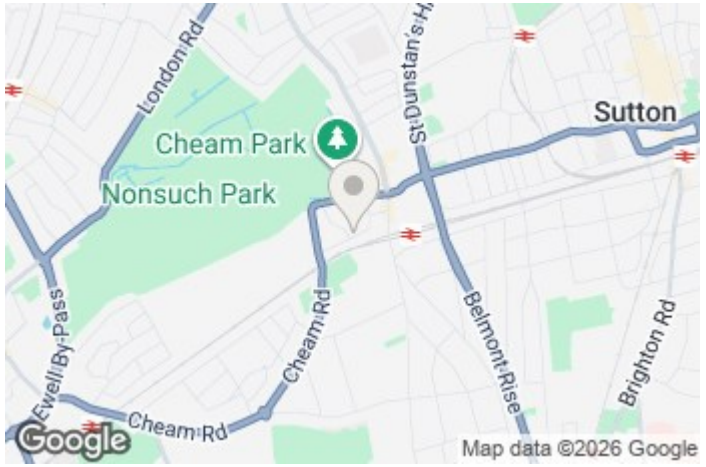
D And E

Enhancement & Staging Disclaimer

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.

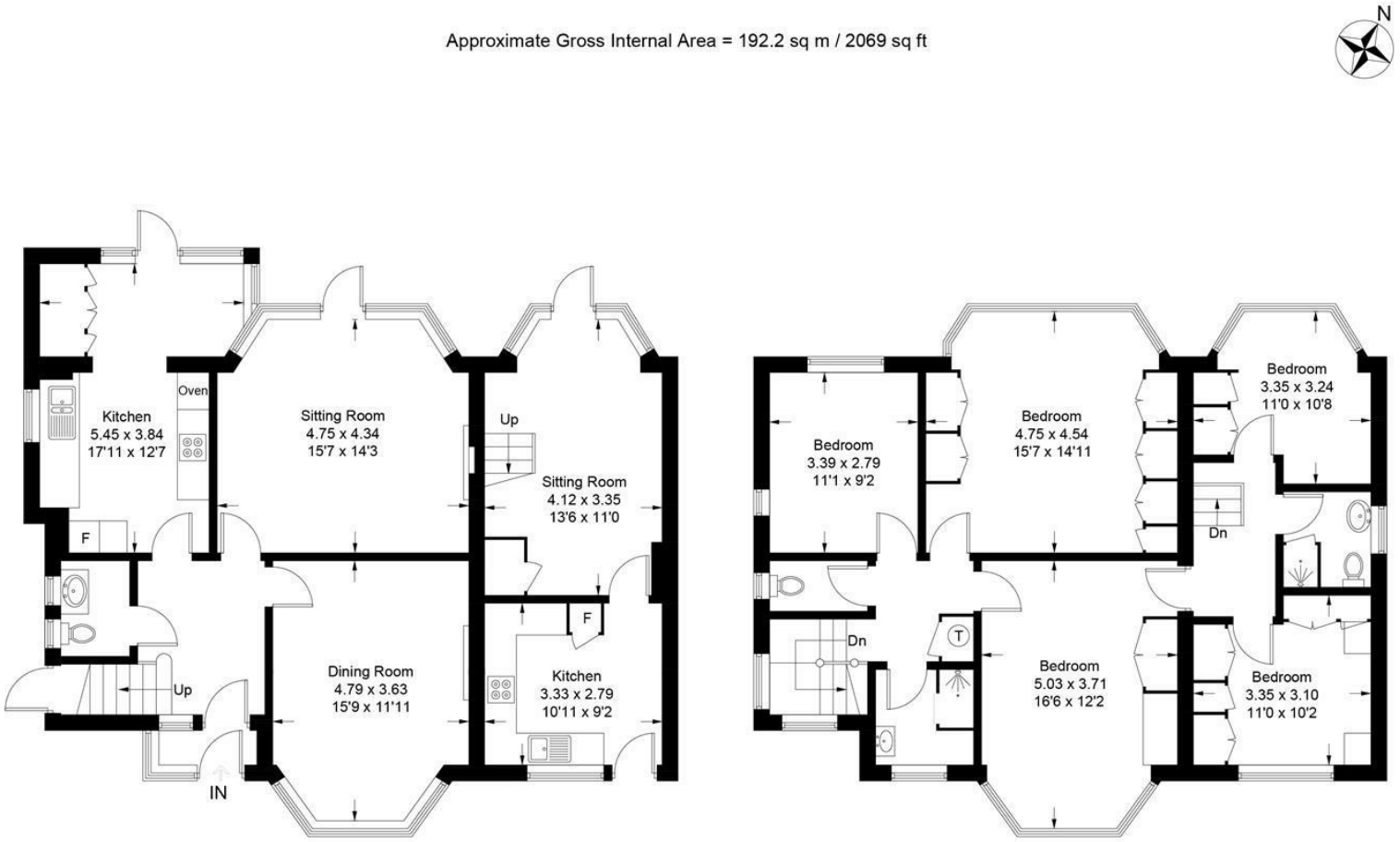


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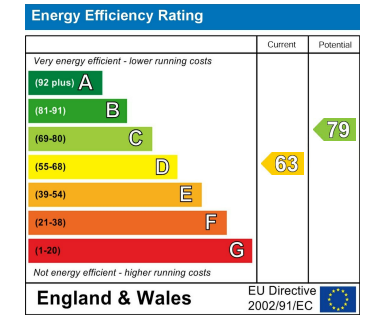
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Approximate Gross Internal Area = 192.2 sq m / 2069 sq ft



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. (ID1344845)

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