

London Road, Epsom,

Offers In Excess Of £650,000 - Freehold

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WILLIAMS HARLOW












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HOTEL











Williams Harlow Cheam – A large semi detached house with bags of potential; modernisation and or extension visions can be accommodated if desired. Offered without an onward chain, this house is ideally located for Nonsuch Park, Nonsuch and Meadow primary schools. Bus links are very close and trains into Central London are available from Stoneleigh Broadway and Wallington high street. A house which has been loved over a generation and likely to start that cycle again for the next owner.

The Property

Set behind a long drive and garden, the house with garage to side has size and scope to it. Noticeably handsome, the house has generous proportions to all rooms of the house. The accommodation comprises of three bedrooms, bathroom with separate lavatory, two reception rooms, kitchen, ground floor lavatory, hallway and entrance porch. The house requires modernisation but this is the fun part and whether it is coupled with extensions or just redecorated you can create the home you desire in the style that best suits your taste.

Outside Space

The rear garden has a north west aspect and measures just over 100 ft. The front garden a south east aspect and measures circa 40ft. The gardens are pretty, accessible and have the landscaping bones of the holistic use of yesteryear which include a fruit and vegetable portion to the bottom of the rear garden.

Local Area

London Road can be considered a busyish road for traffic, however the width of the road and its setting with Nonsuch park to one side ensures the road never feels overwhelmed or congested. The park will play an inherent part for any owner and the ability to walk into the park is a huge benefit. You can walk to the local primary schools and probably the high schools including Glyn, Cheam high and Nonsuch Girls. Transport options include buses to Morden tube and Kingston, trains from Worcester Park or Stoneleigh to London Waterloo. North Cheam is a short walk away and has convenience stores and restaurants, Worcester Park and Cheam Village a little further on and both of which offer greater variety.

Why You Should View

Local schooling is excellent, transport links are varied and easy, the ability to run walk and recharge in picturesque Nonsuch park essential. Coupled with a house full of potential which can act as a nest for generation to come ensure these are just a few reasons why this house should be at the top of your list.

Features

Three Bedrooms - Semi Detached - Two Reception Rooms - Garage - Off Street Parking - Ground Floor Lavatory - 100 Ft Rear Gdn - Spacious Rooms - 1427 Sq Ft

Benefits

No Onward Chain - Moments From Park - Moments From Bus Links - Potential To Extend - Potential To Modernise

Walk To

Nonsuch Park - Nonsuch Girls - Nonsuch Primary - Meadow Primary - Glyn - Ewell Castle - Ewell Village 0.8m - Stoneleigh Broadway 0.8m - Worcester Park 1.2m - North Cheam 1/4 mile - Cheam Village 1.2m -

Local Schools

Nonsuch Primary School State School 0.1 miles - No rating
Meadow Primary School State School 0.2 miles, Good
Cheam Common Junior Academy State School 0.8 miles, Good
Cheam Common Infants' Academy State School 0.8 miles, Good
Nonsuch Girls State State School 0.8m, Good
Cheam High State School 0.8m, Good
Cheam Fields State School 0.7m, Outstanding
Auriol Junior School State School 0.8m, Good

Local Transport

Trains
Stoneleigh Station 0.6 miles London Waterloo
Cheam Station 1.1 miles London Victoria and London Bridge
Worcester Park Station 1.2 miles London Waterloo

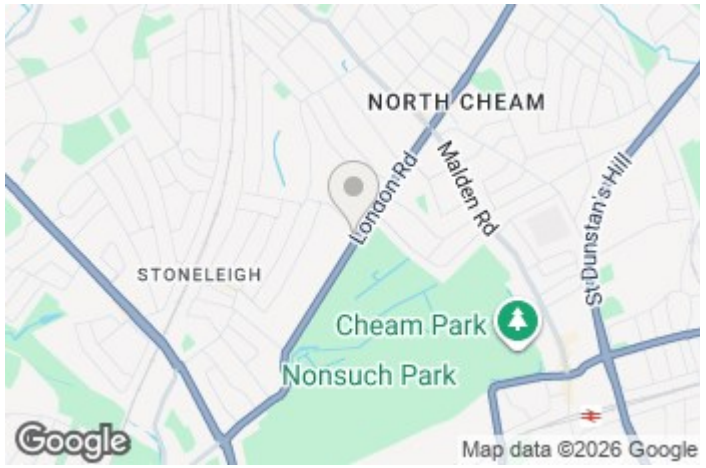
Buses
293 Morden To Epsom Hospital
151 Wallington To Worcester Park
213 Kingston To Sutton
S3 Belmont To Worcester Park

EPC And Council Tax

TBC And E

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.

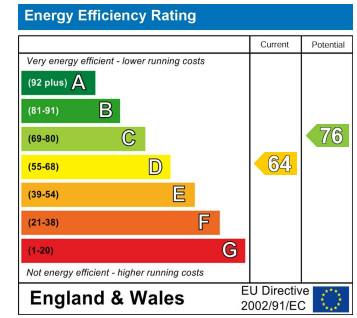
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Approximate Gross Internal Area = 121.2 sq m / 1304 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 132.6 sq m / 1427 sq ft



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. (ID1343045)

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