



WILLIAMS HARLOW  
FOR SALE  
020 8452 3500

Abbotts Road, Cheam,  
Guide Price £625,000 - Freehold

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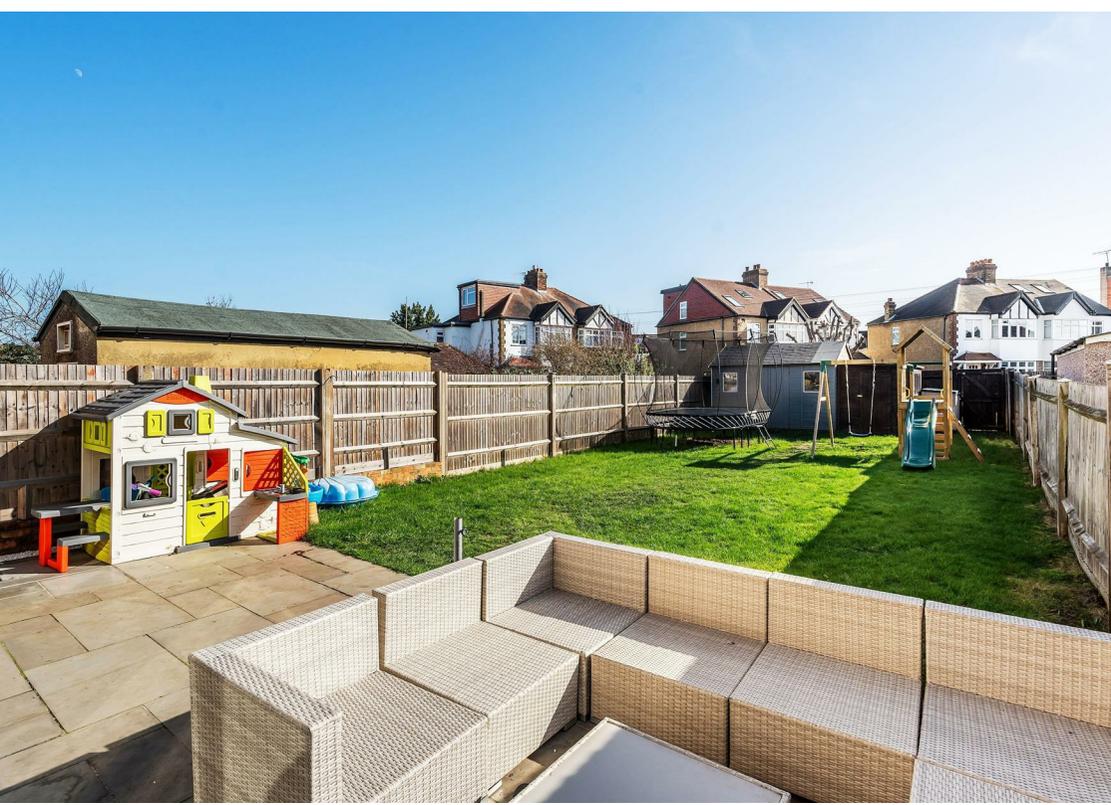
WILLIAMS  
HARLOW











Williams Harlow Cheam – A stunning three bedroom family home which incorporates clever design and layout to enhance everyday practicalities as well as looking the part. Close to Cheam High and with excellent transport links. Viewings are a must.

## The Property

A traditional 1930's semi detached house which has been slightly rearranged on the ground floor to maximise the usability. You enter through the porch into the hallway, on your right is the lounge with its modern shutters and fitted window seat, ahead are the stairs with smart under cupboards built in and fitted, turn the corner into the dining area and open plan kitchen. Through the kitchen and out into the side passage utility room and down stairs lavatory. The first floor offers three bedrooms and bathroom. The whole house is decorated in a stylish way and reflects modern tastes and designs. It's clear that the house works really well in bringing families together at times which matter like dining together or winding down at the end of the day. The kitchen and bathrooms are modern and its probable you can move in and enjoy the fruits of purchase from day one.

## Outside Space -

A sunny rear garden facing South East. Patio and lawn off the house with a home office at the end of the garden. The garden measures circa 74 ft. The front is easy and convenient with off street parking offered for two cars.

## The Local Area

“Andy works from home and we ensured that the office in the garden is usable year round”

## Why You Should Buy

A really easy buy; handsome, ability to work from home, great location for amenities such as Cheam High, and good condition ensure this is going to be popular for all the right reasons.

## Local Area

The nearest train station is West Sutton (walkable in 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.

## 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

93 - Wimbledon Via Morden to Cheam

## 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

Cheam Park Farm - Mixed - State - 4-11

Cheam Fields - Mixed - State - 3 - 11

## Features

Three Bedrooms - Driveway - Ground Floor Lavatory - Open Plan Kitchen Dining Room - Lounge - Home office - Modern Bathroom - Southerly Facing Rear Garden

## Benefits

Close To Road Networks - Close To Schools - Close To Shops - Modern Décor - Sunny Rear Garden - Off Street Parking - Fitted Storage

## EPC and Council Tax

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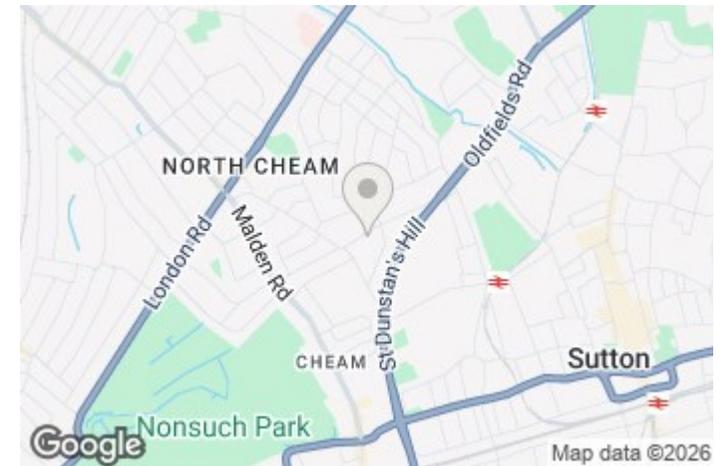
## Vendor Thoughts

“Andy works from home and we ensured that the office in the garden is usable year round”

## Why Williams Harlow

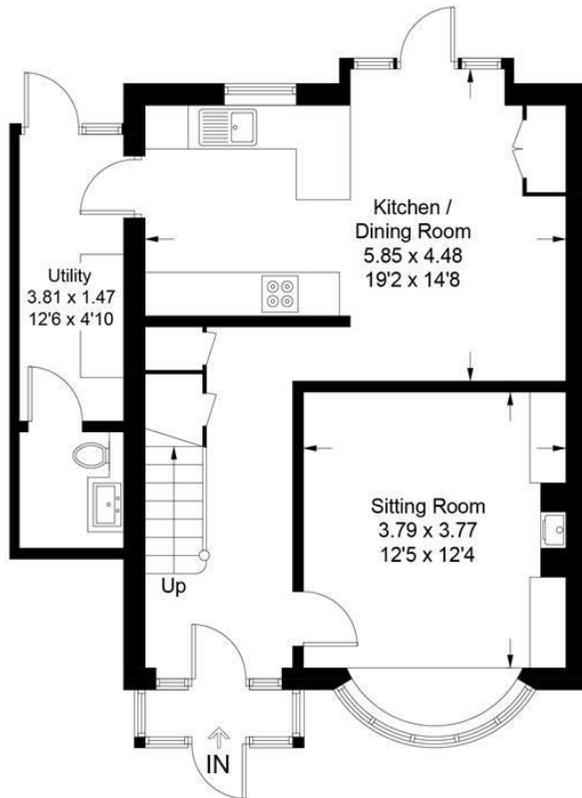
We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

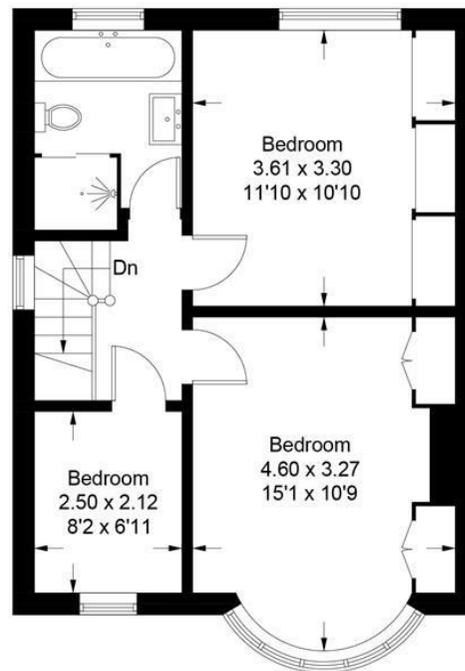


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

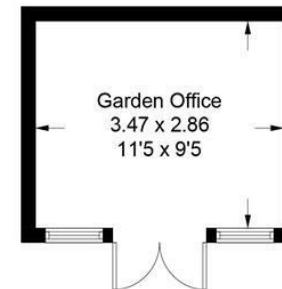
Approximate Gross Internal Area = 105.2 sq m / 1132 sq ft  
 Garden Office = 9.8 sq m / 105 sq ft  
 Total = 115.0 sq m / 1237 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. (ID1278916)

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