



St. Albans Road, Cheam, Surrey
Guide Price £350,000 - Leasehold



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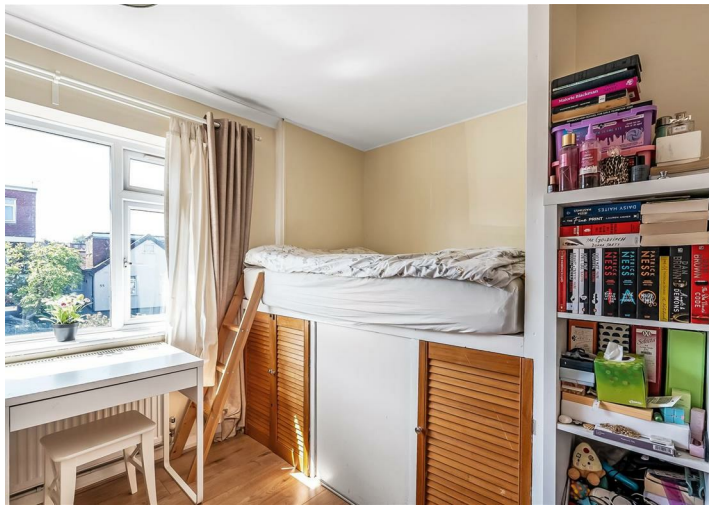


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**WILLIAMS
HARLOW**











Williams Harlow Cheam – A superb first floor maisonette with garden and garage. Located ideally for West Sutton train station, Cheam High and easy access to the A217. With parks, shops, schools and transport all close by the property is an ideal home for any buyer.

The Property

Accommodation comprises two double bedrooms, lounge, kitchen and bathroom. Stairs to first floor from your own entrance door. The décor is neutral and the rooms are light filled via the large windows in each room.

Outdoor Space

Side access to the garden and rear access to the garage.

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.

Vendor Thoughts

“We are family of four and this has been our family home for many years and our plan is to upsize locally as our children have grown and filled the space”

Why You Should View

An ideal buy, whether you are a first time buyer or a down sizer this property has something for you. With access to garden space, garage/storage and your own front door, it's a rounded option which is superior to most of its peers.

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 Double Bedrooms - First Floor - Garden - Garage - Leasehold - Neutral Décor - Loft -

Benefits

Cul-de-sac Location - Close to West Sutton Train Station -

Outdoor Space - Parking - Storage - Walking Distance to

Cheam High - Walking Distance to Local Parks - Long Lease -

Light Filled Interior

Lease and Costs

Lease- 105 years

Ground rent- £50 paid twice a year

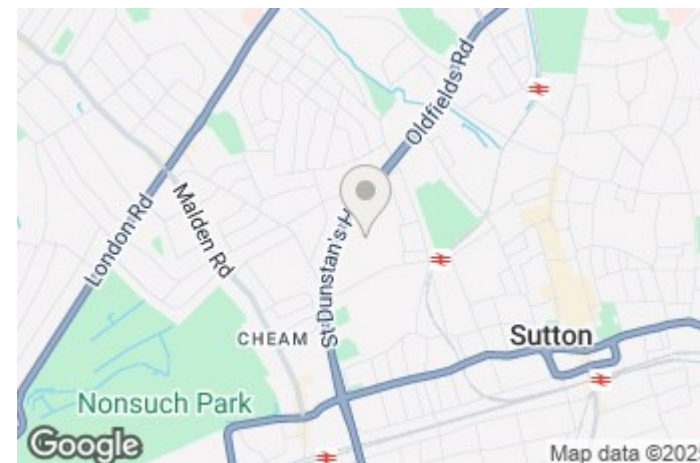
Council Tax and EPC

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Why Williams Harlow

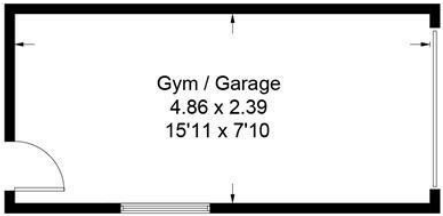
We offer specific and professional expertise within this area.

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

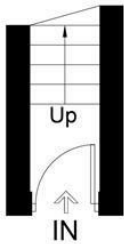


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

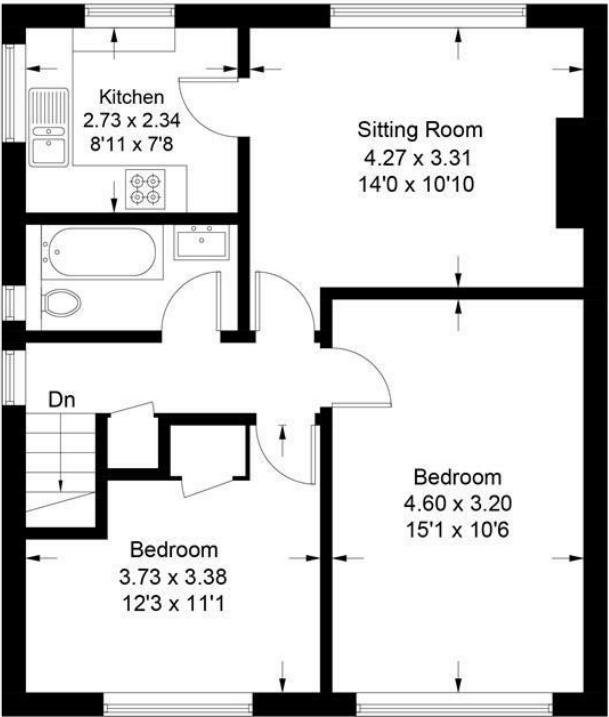
Approximate Gross Internal Area = 62.1 sq m / 668 sq ft
Gym / Garage = 11.6 sq m / 125 sq ft
Total = 73.7 sq m / 793 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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

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. (ID1202610)