

Church Hill Road, Cheam,

Guide Price £300,000 - Leasehold - Share of Freehold

WILLIAMS HARLOW

2 | 1 | 1










Hotpoint
Hotpoint













Williams Harlow Cheam - A sought after purpose built first floor flat which is offered without an onward chain and has the benefit of being within a short walk from Nonsuch Park, bus route to Morden Tube and a variety of shops and restaurants. There is also the benefit of allocated parking and communal garden.

The Property - No Work Required

A two bedroom first floor apartment in excellent condition. Neutral décor throughout the property is easily changed to reflect your personal taste. The large lounge has two large windows and is carpeted. The kitchen is clean and tidy as is the bathroom. The bedrooms include fitted wardrobe space. Ultimately it presents a move in option for any buyer.

Outside Space - Parking and Garden

The large frontage includes allocated parking and some softening planting to the landscape. The land to the rear of the building is softer with lawn and patio.

Local Area - Close to Shops And Buses

Located between Cheam Village and Worcester Park High street, this flats enjoys both equally. Found on a side road as you approach North Cheam high street and crossroads, which offers shops, restaurants and supermarkets, you are just as convenient for Nonsuch Park and local transport links. Buses to Morden tube, Kingston town centre, Wimbledon, Epsom and Croydon can be picked up very close by and ensure you are well connected. Cheam is well known for its excellent schooling and you can certainly walk to Cheam High, Cheam Fields and Meadow primary school. Lastly if you haven't already, visit nearby Nonsuch park which is miles of stunning open and green outside space.

Why You Should View

Previously occupied by a down sizer this property traverses the demographic range and will equally perform for first time buyers as well as down sizers. The allure of no work, being purpose built and a stone throw from shops, restaurants and Nonsuch Park are all benefits which are hard to ignore.

Features

Two Bedrooms - First Floor - Separate Kitchen - Built Wardrobes - Communal Hall - Entrance Hall - Spacious Lounge

Benefits

No Onward Chain - Good Condition - Close to Bus Route For Morden Tube - Walk To Nonsuch Park - Walk To Shops - No Work Required

Local Schools

Cheam Fields - 3 - 11 years
Cheam High - 11 - 18
Meadow Primary - 2 - 11
Nonsuch Primary - 3 - 11
And many more under one mile.

Local Transport

Trains:
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
Buses:
293 - Epsom to Morden
X26 - Kingston To Croydon
151 - Worcester Park To Wallington
93 - Putney To Cheam
53 - Worcester Park To Belmont

EPC And Council Tax

TBC And C

Enhancement & Staging Disclaimer

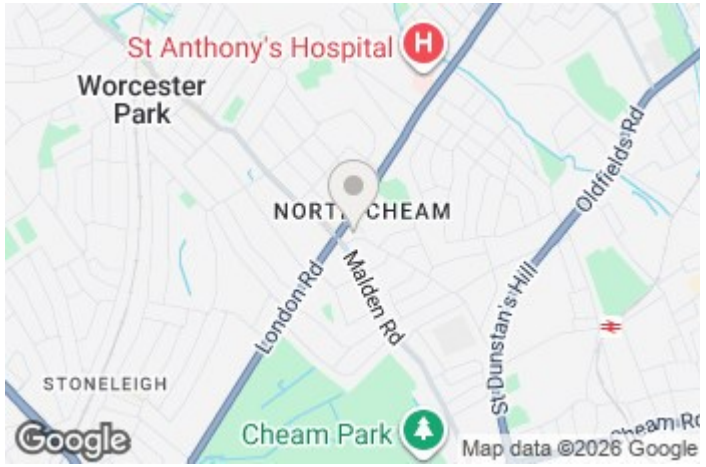
Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

Maintenance Costs and Lease

Share of freehold - 95 years remaining
Maintenance cost – payable twice yearly, totalling £1,592.64.

Why Williams Harlow

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



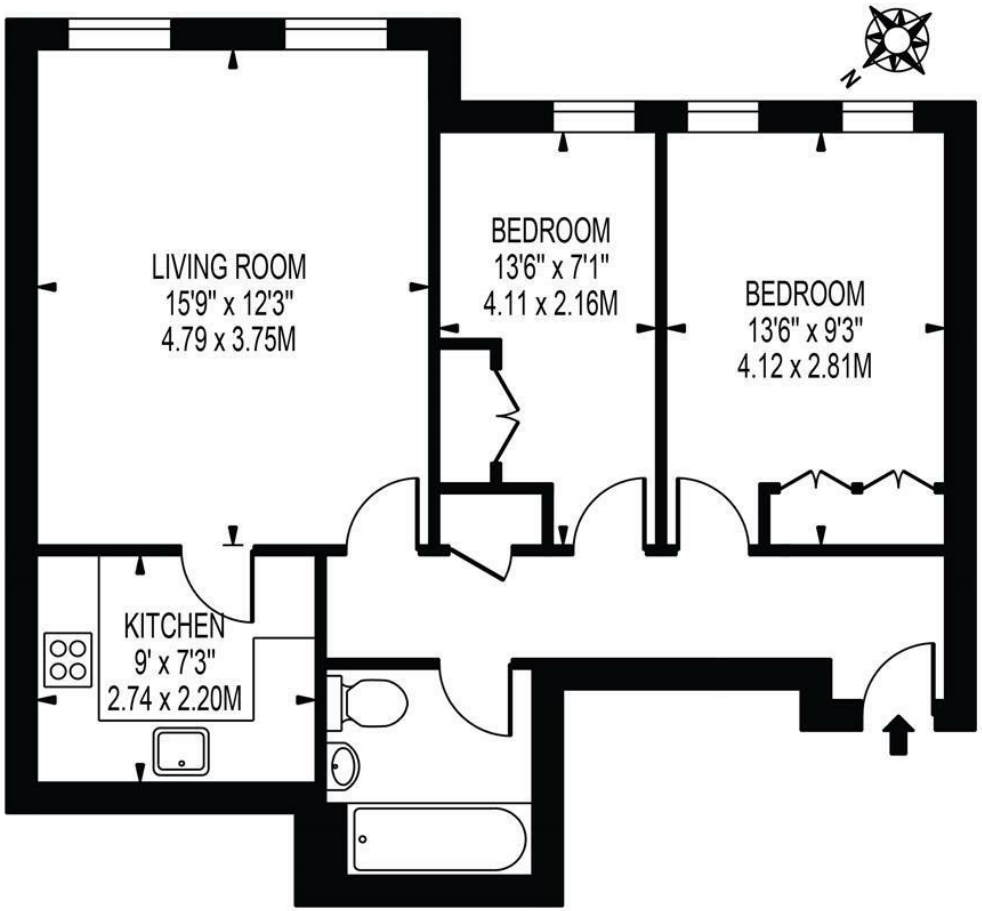
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

Cheam Office
Call: 020 8642 5316
5 The Broadway, Cheam, Surrey,
SM3 8BH

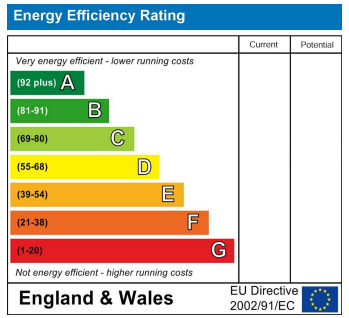
cheam@williamsharlow.co.uk
www.williamsharlow.co.uk

BECKETT HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **611 SQ FT - 56.80 SQ M**



FOR ILLUSTRATION PURPOSES ONLY



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

WILLIAMS HARLOW