



Nonsuch Court, Ewell Road, Cheam Village,  
Offers In Excess Of £340,000 - Leasehold - Share of Freehold



**WILLIAMS  
HARLOW**











Williams Harlow Cheam - A two double bedroom ground floor maisonette ideally positioned in the heart of Cheam Village, just moments from the High Street, railway station and an excellent range of leisure and sporting facilities. Offered with its own private rear garden, no onward chain and excellent scope for modernisation, this property presents an exciting opportunity for buyers looking to create a home tailored to their own tastes while adding future value.

## The Property

The accommodation comprises a reception room, separate kitchen, two well-proportioned double bedrooms and a bathroom. The property offers excellent potential for improvement whilst already providing a practical and versatile layout.

## Outdoor Space

The property benefits from a private rear garden, providing a rare and highly desirable outdoor retreat for relaxing, entertaining or gardening. In addition, there is potential for off-street parking to the rear of the property, subject to the necessary consents and approvals, further enhancing both convenience and future value.

## Local Area

Cheam Village is superb and if you haven't visited, you must. It's very much like lots of other Surrey towns in that it offers excellent commuting links, nice high street with lots of independent shops and crafts as well as the national chains, excellent schooling and green open spaces. However it's the general relaxed and peaceful neighbourhood which allows for you to take evening walks without a second thought and the community where people feel invested. Within a short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 5 mins and you will be ordering a flat white in one of the various coffee shops on the high street. From Cheam train station, you can journey to London Victoria or London Bridge in around 35 mins. Surrounding towns include Banstead, Sutton, Epsom and Carshalton. Road networks include the M25, A3 and A217.

Gatwick and Heathrow are easily drivable in circa 40 mins and with the excellent road and rail networks the South coast is readily accessible. South Cheam also indulges the sporting types with golf, tennis, rugby and cricket. Being so close to Epsom, it's great for horse owners also.

## Why You Should View

A rare opportunity to acquire a ground floor maisonette in a prime Cheam Village location. With two double bedrooms, a private garden, no onward chain and scope to modernise and add value, the property will appeal to first-time buyers, downsizers and investors alike.

## Local Schools

Sutton High - Fee Paying - Ages 3 - 18  
Cheam High - State - 11 - 19  
Cuddington Croft - State - 3 - 11  
Avenue - State - 3 - 11  
Nonsuch Girls - Grammar - 11 - 19  
Glyn - Boys State - 11 - 18

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 2 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

## Features

Two Bedroom – Long Lease – Affordable Running Costs – Own Front Door

## Benefits

Close To Highstreet – Close To Train Stn – Close To Road - Networks – Outdoor Space – No Onward Chain – Very Sought After

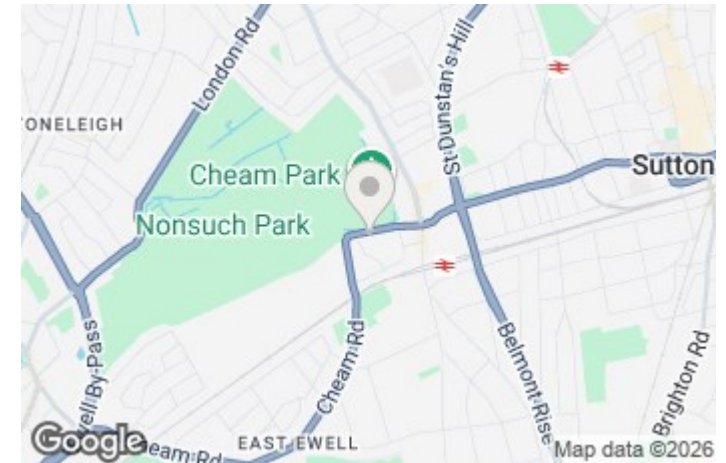
## Lease and Costs

151 years, there is no service charge or ground rent

## Council Tax and EPC C and TBC

## 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



Cheam Office

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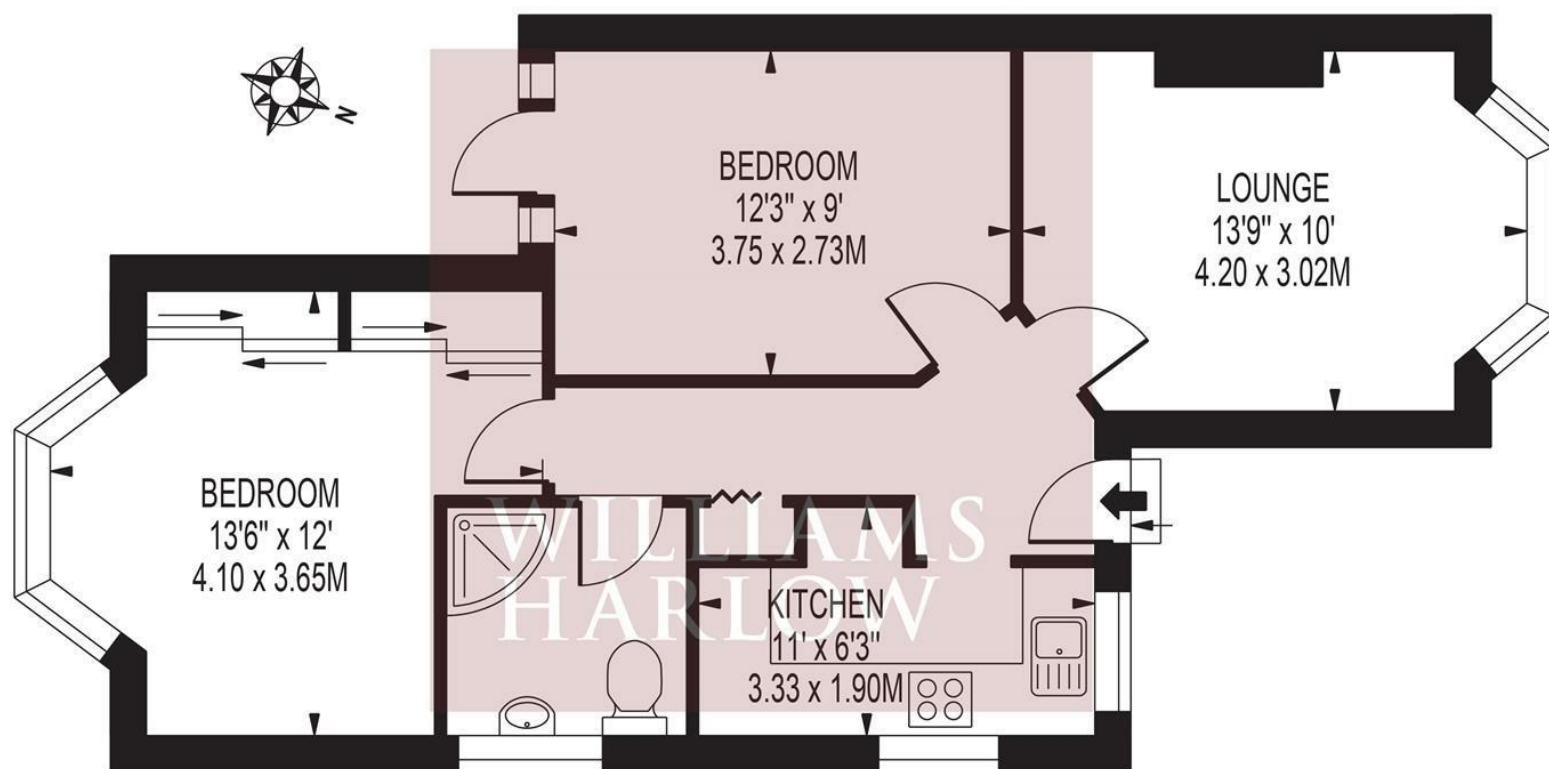
[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

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## NONSUCH COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 534 SQ FT - 49.61 SQ M



### GROUND FLOOR

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

