



Holmwood Close, Cheam,  
Guide Price £625,000 - Freehold

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**WILLIAMS  
HARLOW**











Williams Harlow Cheam – A gorgeous location which is surrounded by large detached houses, this select cul-de-sac is tucked away and a choice buy for those who 'know'. Comfortably spacious it's practical for families and down sizers alike at a little over 1200 sq ft. Offered without an onward chain and ready to show.

## The Property

Having been in the same ownership for many years, the house is both practical and enjoyable to live in. Of course the location will initially attract you, with its enviable short walk into Cheam Village, however the house stands on its own merit and the spacious interior would impress in any situation. Simply designed the house has a middle entrance hall and landing which dutifully accesses all the rooms with ease. The ground floor is split into two with the eat-in kitchen family room to the front and the large reception room to the rear (glorious views over the cricket fields from this room). The first is similar, the large master bedroom to the rear and the two further bedrooms to the front. The ground has a cloakroom, the first a three piece bathroom. The ground floor has been extended to both rear lounge and the covered side passage. The décor is neutral. It will accommodate the new owner quite comfortably whilst any future decisions are made on imprinting your own mark.

## Outdoor Space

The rear garden has a south easterly aspect and measures circa 50 ft. A pretty garden which has space to entertain and garden. With a gate and views over the cricket club it's a year round treat. The front has been designed for low maintenance with a stone patio design and shrub borders.

## 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, including coffee shops and restaurants, 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. 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.

## Why You Should View

One of only a handful of houses in this price range and this specific side of Cheam Village, choosing the right location often makes or breaks your future living standards.

## Vendor Thoughts

A neighbourly street where sales are rare and owners are on first name terms. I highly recommend the shopping and access to Epsom and London.

## Features

Three Bedrooms - End Of Terrace - South Easterly Rear Garden - Ground Floor Cloakroom - Eat-In Kitchen - Garage In Block- Extended Ground Floor - Side Access To Garden - 1205 Sq Ft - Wardrobes To Bedrooms - Integrated Kitchen Appliances

## Benefits

No Onward Chain - Short Walk to Nonsuch And Cuddington Croft Schools - Superb Views Over Cricket Field - Cul-De-Sac - Easy Commute To Central London

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 5 mins. Bus Routes from Cheam Village - 151 - Wallington to Worcester Park.

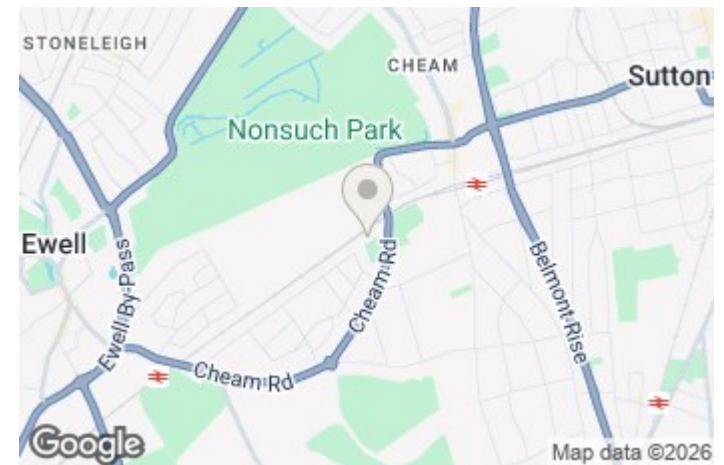
213 - Kingston Tiffin Sch to Sutton.  
SL7 - West Croydon to Heathrow  
X26 - West Croydon to Heathrow Via Kingston  
S2 - Sutton To Epsom (Route is five minutes walk from property)

## 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  
Glynn - Boys State - 11 - 18

## 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.

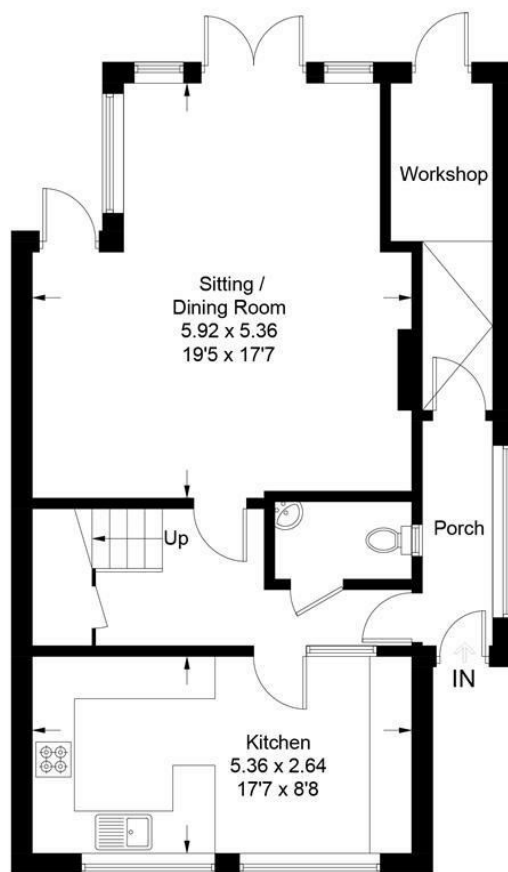
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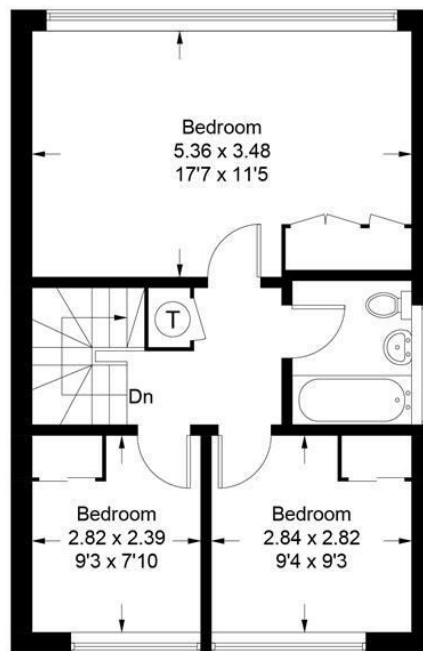
Approximate Gross Internal Area = 112 sq m / 1205 sq ft

Garage = 12 sq m / 129 sq ft

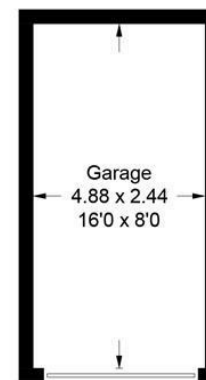
Total = 124 sq m / 1334 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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. (ID1263947)

