



WILLIAMS  
HARLOW

FOR SALE

020 8642 5316 williams-harlow.co.uk

South Drive, South Cheam, SM2 7PN  
Offers In Excess Of £800,000 - Freehold



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HARLOW





Williams Harlow Cheam – An exciting opportunity to acquire this large semi-detached house with bags of potential and a passel of ways to modernise or extend. Having been in the same ownership for decades the property is now sold without a chain and needing immediate remedial work. These opportunities become are becoming scarce and you should be quick to register your interest.

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





## The Property

A 1930's semi detached house offering five bedrooms, two reception rooms, kitchen with separate utility room, down stairs lavatory, hallways and landing, first floor bathroom. The integral garage allows access internally. The property requires complete modernisation but once completed will provide a superb home with a convenient sought after location. Future possibilities include ground floor rear extensions and loft conversions.

## Outside Space

The mature rear garden measures just under 138 ft in length and has obviously been a joy for the previous owner. With space to create your own vision it reflects the house. The frontage has a paved driveway and front garden with shingle detailing.

## The 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, a 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 very short walk, you will find Cheam train station 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.

## Vendor Thoughts

"Owned by my uncle, this house was his castle for many many years. A proud and intelligent man, he loved and prioritised his garden and his work"

## Why You Should Buy

Located in a highly desirable South Cheam Road, recognised for its neighbourly community and presentable grass verges which line the road. The access to Cheam village, local schools, transport and sporting options is easy and convenient. Beyond the location, the ability to buy for less and refurbish to your own taste is very appealing and allows to buy for less and plan ahead.

## Features

Five Bedrooms - Two Reception Rooms - Semi Detached - Garage - Driveway - Near 140 ft Rear Garden -

## Benefits

Requires modernisation - Extension Potential - No Onward Chain - Close to Bus Routes and Train Station - Close To Nonsuch And Cuddington Croft - South Cheam

## 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 7 mins.  
Bus Routes from Cheam Village -  
S2 - Epsom to St Helier via Sandy Lane  
151 - Wallington to Worcester Park.  
213 - Kingston Tiffin Sch to Sutton.  
SL7 - West Croydon to Heathrow  
X26 - West Croydon to Heathrow Via Kingston

## EPC AND COUNCIL TAX

TBC AND F

## 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

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,

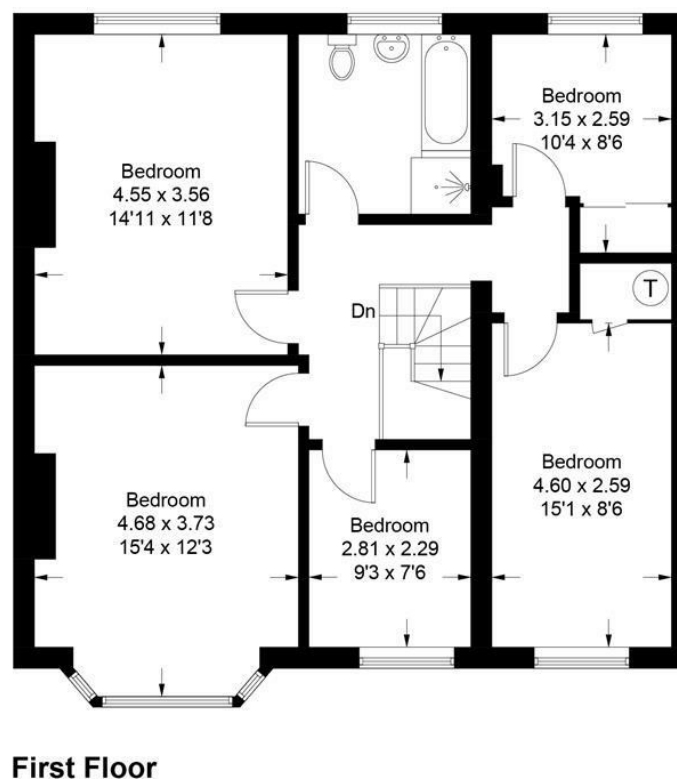
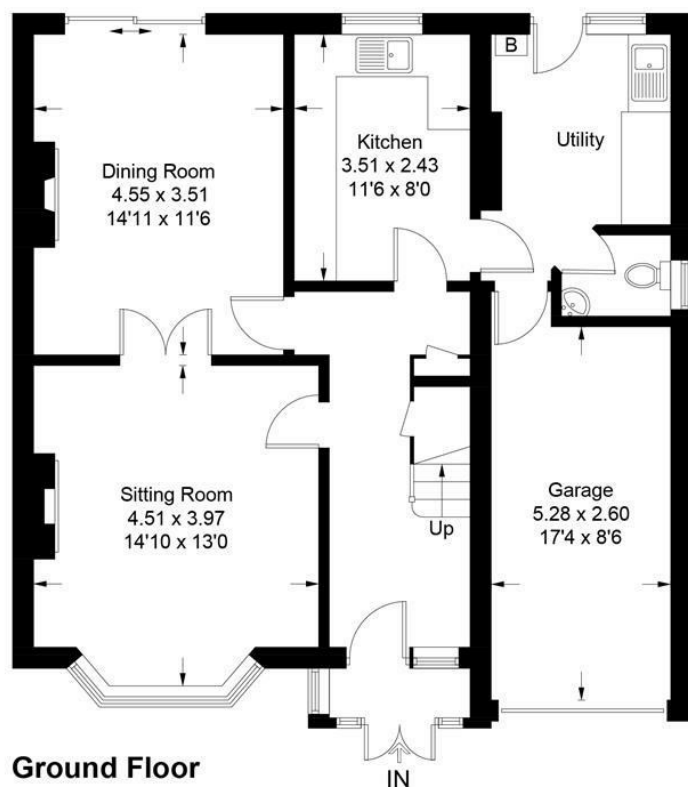
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[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

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

Approximate Gross Internal Area = 164.9 sq m / 1775 sq ft  
(Including Garage)



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. (ID1272536)

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