



Kingsdown Road, Cheam Village,
Offers In Excess Of £625,000 - Freehold

**WILLIAMS
HARLOW**



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Williams Harlow Cheam - Excellent location on the edge of Cheam Village. Walk to Cheam Park, Cheam High and Cheam Village shops and restaurants.

The Property

A four bedroom mid-terrace with its own private driveway and a secluded private garden. The layout is easy to use and with spacious rooms the property comprises of a separate living room, dining room with an open plan modern fully fitted kitchen and a conservatory overlooking a lovely, charming garden. Already being extended via a loft extension, there is chance to further extend the ground floor subject to planning permission. The first floor consists of 3 double bedrooms and modern family bathroom. As you reach the second floor it consists of another double bedroom with en-suite shower room.

Outdoor Space

Paved driveway to front offers convenient parking for up to two cars and access to the front door. The rear garden is very pretty and relatively low maintenance. Circa 86ft in length, The garden is mainly lawn with shrub and tree borders.

The Area

Taking full advantage of its location, it's a short walk to Cheam Village. Cheam Village is superb. A rich tapestry of community whilst bridging the charm of Surrey and buzz of Greater London. Part of the wider Sutton borough, Cheam offers some outstanding schooling, train lines and outdoor areas to enjoy. The Village centre, offering pubs, restaurants, convenience stores and stunning parks. Within 5 mins walk you will come across Waitrose, Cafe Nero, Prezzo and Pizza Express. Cheam train station provides regular links and services into Victoria and London Bridge.

Why You Should View

Never underestimating how handy walking into Cheam village is, this house also has Cheam Park, Cheam High and lots of transport right on your doorstep.

Vendor Thoughts

" It has been a great family home with everything nearby, but my children have flown the nest now so its time to pass onto another family"

Local Schools

Cheam Fields Primary- Mixed- State- 3-11
Cheam High- Mixed- State- 11-19
Nonsuch- Girls- Grammar- 11-19
St Dunstons- State- Mixed- 5-11
Homefield Prep- Fee- Boys- 3-13
Sutton High- Girls- Fee- 3-18

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:

151- Wallington to Worcester Park
213 - Kingston To Sutton
93- North Cheam to Putney via Morden Tube (Northern Line)

Features

Four Bedrooms - Driveway- Open Plan Fully Fitted Kitchen- Private Rear Garden- Two Reception Rooms - Two Bathrooms

Benefits

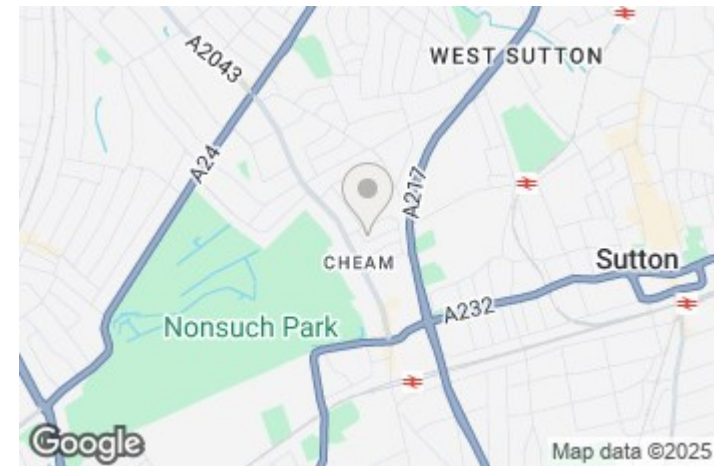
Walking Distance to Cheam Village- Close to Cheam Fields Primary School- Open Plan Kitchen- Driveway- Potential to Extend (STPP)- Close to Cheam and Nonsuch Park

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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.



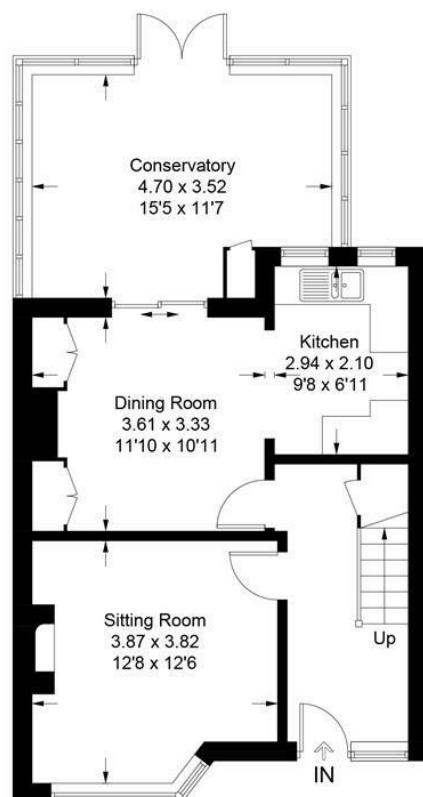
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

 = Reduced headroom below 1.5m / 5'0"

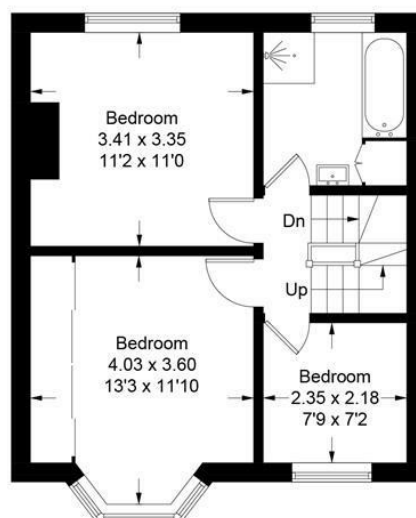
Approximate Gross Internal Area = 122.9 sq m / 1323 sq ft

Shed = 13.1 sq m / 141 sq ft

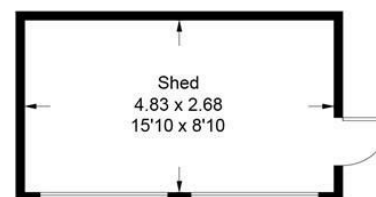
Total = 136 sq m / 1464 sq ft



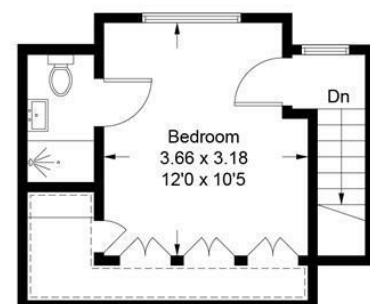
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		61
(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. (ID1214787)

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