



Mickleham Gardens, Cheam Village, SM3 8AG  
Offers In Excess Of £450,000 - Leasehold

**WILLIAMS  
HARLOW**



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Williams Harlow Cheam – An apartment in an exclusive central Cheam Village development. Features and benefits include, its immaculately presented, ground floor, two bedrooms and direct access onto communal grounds and patio. Cheam Village and Cheam park are yards away and can be easily accessed. Offered without an onward chain and ready to view.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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 extremely pretty approach welcomes you in. The immaculate communal entrance hall and is easy to access and the short walk between automatic door with entry phone to the front door is easy and pleasant. Handily the entrance fob can be used for both communal and own front doors and private gate to the rear access. Once inside, the property is immaculate and feels like a show flat. Its homely and comfortable but elegant and impressive. Two bedrooms, shower room, lounge and kitchen with spacious entrance hall. The property feels spacious, light and airy. Two keys factors, ground floor and the immediate access onto the patio outside the rear access door.

## Outdoor Space

The building has parking to the front and the setting is pretty. With landscaping softening the surrounds, it blends with the park next door. Outside the rear access door, the resident will have use of the communal grounds and the set up ensures this feels private and extremely practical. A private electronically locked gate, accessed via the fob, is within yards and this access provide choice between which way to come into your home and also provides central Cheam Village access within yards.

## The Area

Taking full advantage of its location, its a short walk of the high-street and Cheam Village center. 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 center, offering pubs, restaurants, convenience stores and stunning parks. Within a few 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

If you wish to down size but feel nervous about the move then this property will help remove that anxiety. Its spacious, light and the central location is perfect for access to all things Cheam Village. The property condition and immediate access onto the communal grounds are real highlights.

## Vendor Thoughts

“Our parents had thought about moving for several years before they did. It was important to be central to shops etc. Seeing this apartment definitely helped move that decision on; the apartment and grounds were very well maintained and attractive, having the immediate access with views onto the gardens ensured we didn’t feel overwhelmed by the downsize from our family house”.

## Local Transport

Its likely the residents will use the freedom pass.

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:

80 - Belmont Via Sutton to Morden Tube.

413 - Morden to Sutton

213 - Kingston To Sutton

151 - Wallington to Worcester Park

## Pointers

Two Bedrooms - Ground Floor - Communal Grounds - Fob

Entrance - Immaculate - Long Lease

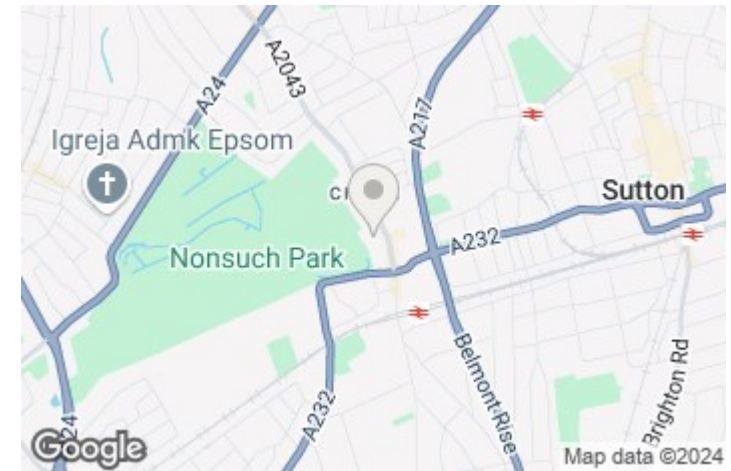
- No Onward Chain - Shower Room - Direct Access – Over 55 Only

## EPC AND COUNCIL TAX

B AND D

## Lease And Maintenance

125 yrs from 2015 and £299 PCM.



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,  
SM3 8BH

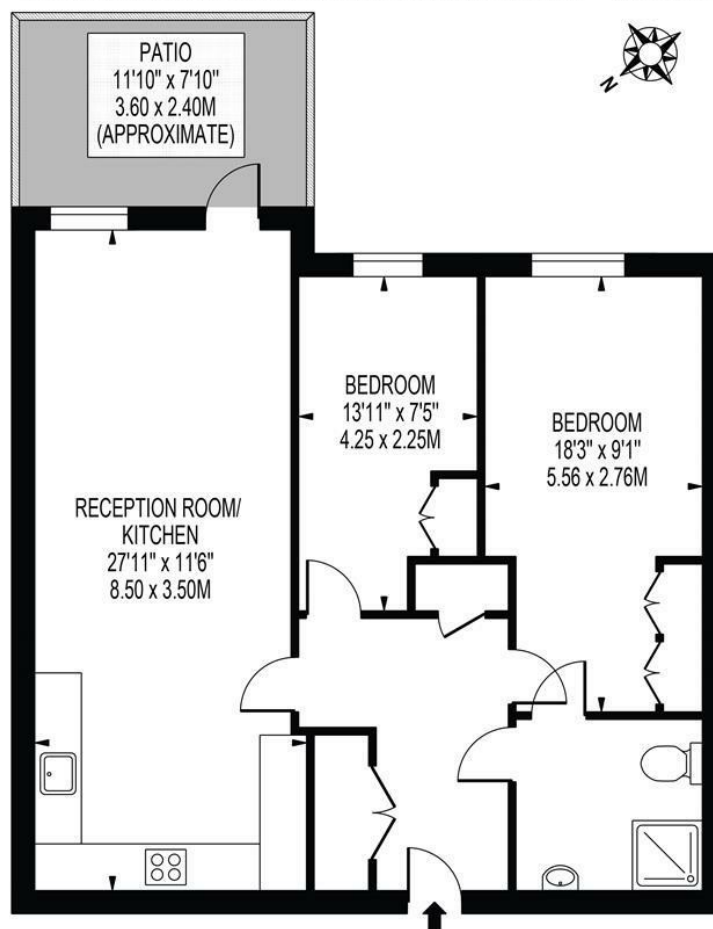
[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

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

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## ELIZABETH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 753 SQ FT - 69.92 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.

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