



Revell Road, Cheam,  
Offers Over £825,000 - Freehold



**WILLIAMS  
HARLOW**























Williams Harlow Cheam - Expected to be popular, this handsome and characterful house is found within a sought after road on the edge of Cheam Village. A quiet road sets the tone for the easy to use and spacious interior which includes an extended kitchen dining room and three reception rooms. The bedrooms are very good sizes and the bathroom is luxurious. A welcome addition to the market and one to be snapped up. View now.

### The Property

An impressive home which acts equally well as a growing family home or a downsizing option from the South Cheam mega homes. The 1418 sq ft on offer is impressive and includes three reception rooms, cloakroom and kitchen dining room to ground floor. To the first floor, three truly sized double bedrooms and luxury bathroom. A handsome house with rear bay windows which bring extra character and charm. The hallway has a turning staircase. To reflect modern tastes and enhance practicality, the owner has converted the garage as another reception room and is currently used as a home office/study/music room.

### Outdoor Space

Circa 80 ft length rear garden and landscaped ready for entertaining. A large patio, sizable enough to house table/chairs and sofa, comes off the house and steps down onto the lawn. The garden is mature and private; excellent for a growing family.

### The Local Area

Walking distance to Cheam Village High Street but still within short hops from West Sutton and Sutton town centre, you get to have the best of all worlds. Sutton with its comprehensive shopping centre, Cheam with its laid back village appeal and West Sutton with its Thames link train station. Sutton is best known for its period architecture and excellent schooling. The area has wonderful family and sporting amenities, such as cricket and rugby fields, golf courses and tennis clubs. Within a few hundred yards, the local park is great for dog walks. The road network is excellent and links to the A3 and M25 are

close by. The peaceful neighbourhood will fill you with confidence when the family needs to walk home from school or work.

### Why You Should View

Blending an ultra convenient location with a chic interior, this fine property hopefully ticks all your search boxes and should feature prominently upon your search list. Stroll into Cheam Village, or allow your children to walk onto Nonsuch, Sutton High, Cheam High at will with comforting reassurance. No work required and a no fuss move.

### Vendor Thoughts

"We viewed this property as buyers as a last appointment on its open day and immediately fell in love with it. Rushing back on the proceeding Monday morning with our offer we were successful! Since then the time seems to have flown past and we have made so many friends within Cheam"

### Features

Three/Four Bedrooms - Semi Detached - Converted Garage - Off Street Parking - Car Charger - Extended Kitchen Family Room - Luxury Shower Room - Private Rear Garden - Character Features

### Benefits

Walking Distance From Cheam Village - Walking Distance from Southern and Thames Link Train Stns - Close to Nonsuch/Homefield/Sutton High/Cheam High - Well Presented - Close To Cheam Park - Close to Bus Routes - Sought After Road

### Council Tax and EPC

E and D

### Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins. Bus Routes from Cheam Village - 151 - Wallington to Worcester Park.

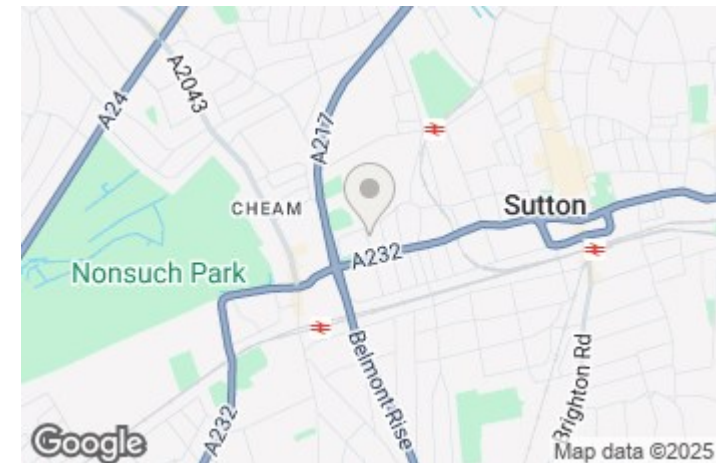
213 - Kingston Tiffin Sch to Sutton.  
SL7 - West Croydon to Heathrow  
X26 - West Croydon to Heathrow Via Kingston

### Local Schools

St Dunstons - COE - Ages 3 - 11  
Robinhood infants - State - 3 - 7  
Homefield - Fee Paying - 4 - 14  
Sutton Grammar - 11 - 18  
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.




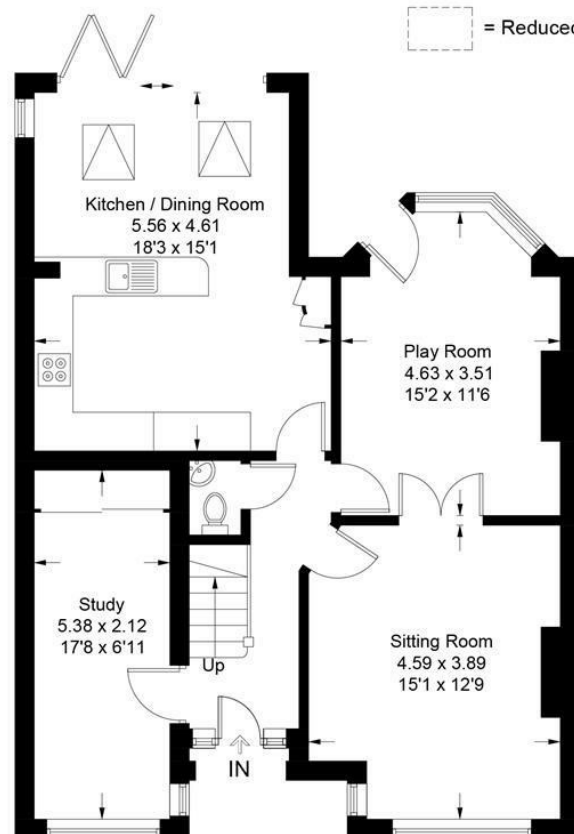


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

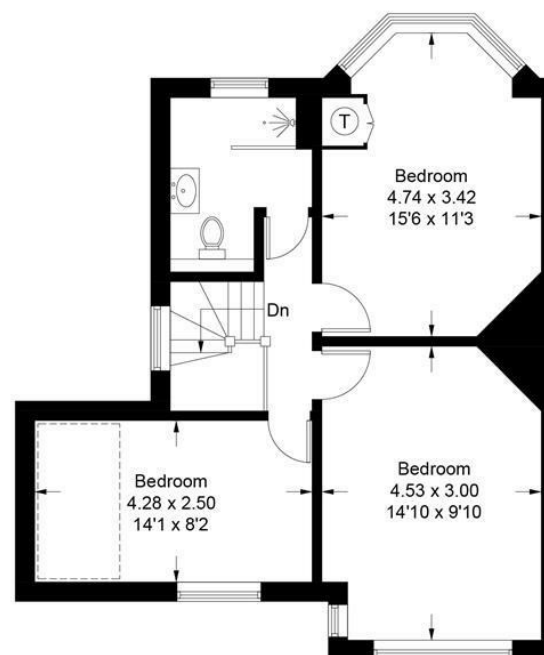
Approximate Gross Internal Area = 131.7 sq m / 1418 sq ft



 = Reduced headroom below 1.5m / 5'0"




**Ground Floor**



**First Floor**

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. (ID1164806)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 

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