



Wordsworth Drive, Cheam,
Offers In Excess Of £625,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam – A superb and extremely impressive three bedroom semi detached house which has been in the same ownership for many years. Larger than the average property of this type and with scope for future potential, its dated but very cleanly decorated and presented. Offered without an onward chain and with a sought after location, we urge you to view ASAP.

The Property

Commanding presence with handsome kerb appeal, this property confidently fills the eye. The easy and traditional layout which includes porch, hallway, ground toilet, two reception rooms, kitchen, three bedrooms and upstairs family bathroom, all feel larger than the standard. Two of the bedrooms provide fitted storage whilst the bathroom has a shower and bath. With high ceilings the sense of space is accentuated. The property is very well presented, slightly dated but clean and tidy; any additions you may wish to do therefore feel less inhibited.

Outdoor Space

Backing a small park, one of only a handful who share this fab feature, but retaining full privacy, the sense of external space is immediate. The rear garden measures circa 90 ft. The garden is mature and feels like a garden which has been loved and built over time. The garage to the side additionally provides parking on the access driveway with space for two cars minimum. The rest of the front garden is simple and easy with majority lawn.

The Area

Located between Cheam Village, North Cheam, Stoneleigh and Worcester Park; Wordsworth Drive has a plethora of access to some of the best local neighbourhoods. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants.

Why You Should View

This opportunity feels special and should set up the new lucky owner for the next generation. A true family home in a sought

after location with plenty of amenity on hand and potential for the future.

Features

Three Bedrooms - Two Reception Rooms - Semi Detached - Garage To Side - Driveway - 90ft South West Facing Garden - Ground Floor Toilet - Shower and Bath -

Benefits

Clean and Tidy - No Onward Chain - Backing park - Private Rear Garden - Potential To Extend - Close to Schools

Transport

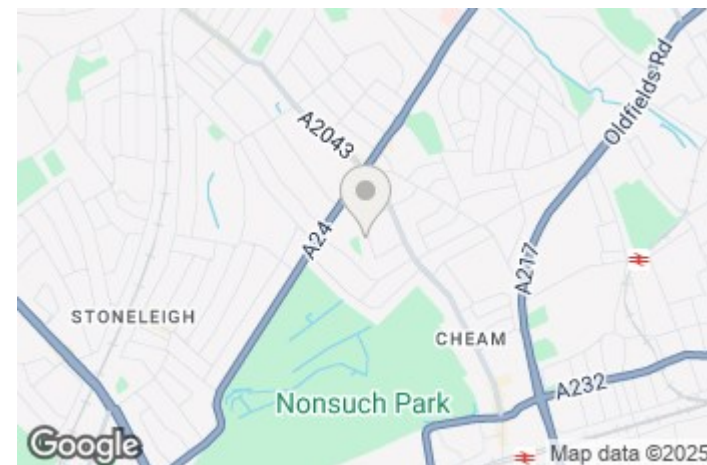
Stoneleigh Train Station - Southern Service - Circa 30 minutes.
Worcester Park Station - Southern Service - Circa 30 minutes.
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
151 - Wallington to Worcester Park.
213 - Kingston Tiffin School to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston
293 - Morden to Epsom Hospital

Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cudding Croft - State - 3 - 11
Avenue - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19
Glynn - Boys State - 11 - 18
Ewell Castle - Fee Paying - Ages 3 - 18
Meadow Primary School - State - Ages 3-11
Cheam Fields school - State - Ages 4-11

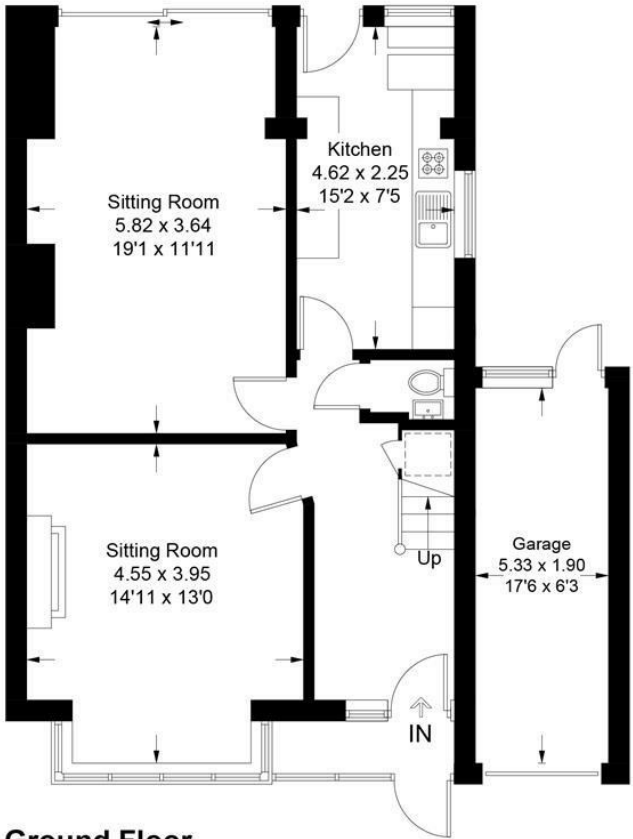
Why Williams Harlow

From our prominent Cheam Village office 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. Our staff are highly trained and experts in their fields.

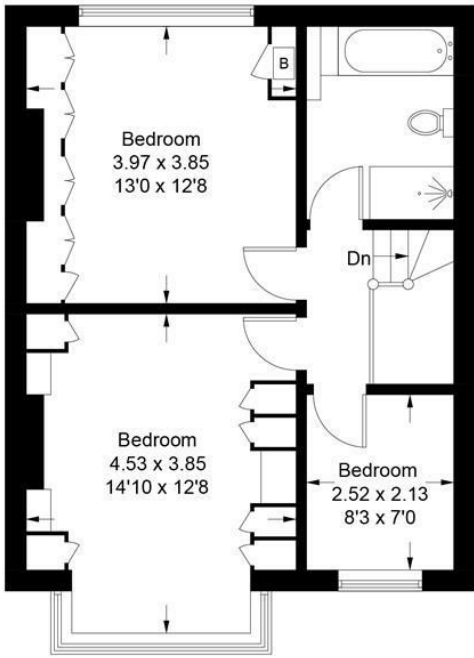


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 111.3 sq m / 1198 sq ft
Garage = 10.3 sq m / 111 sq ft
Total = 121.6 sq m / 1309 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		62
(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. (ID1178011)