Manor Road, South Cheam,

Offers In Excess Of £1,300,000 - Freehold

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WILLIAMS HARLOW

Williams Harlow Cheam - Headlining in a premium location, this pretty detached house offers practical and flexible accommodation, an immaculate interior and importantly convenience for all Cheam Village can offer. Five bedrooms, three bathrooms, eat in kitchen and multiple reception rooms. Offered without an onward chain.

The Property - Immaculate Interior

This house effortlessly works hard and with five bedrooms and three bathrooms with separate ground floor lavatory, the property is certainly suitable for larger families. However the balance of character and size has been met and the property feels homely, characterful and charming. The kitchen has a large island to gather around and a sperate utility room to maximise friendly usage. The reception rooms are spacious and meet the differing needs of everyday usage. Having been refurbished within recent years the interior décor is fresh and immaculate.

Outside Space - West Facing Suntrap

Expect a sunny outlook from the west facing garden. Measuring circa 60 ft in length and providing privacy it is a high functioning garden for the whole family. The frontage offers off street parking.

The Local Area - 5 Mins from Train Stn

The walk to the station and into the village is under 10 minutes for most. Education in the area is well thought of and includes the sought after Nonsuch High School for Girls amongst many others. Cheam Village has a high street to serve most everyday needs including supermarkets, butcher, baker, restaurants and coffee shops. Public transport includes not only train stations at Cheam Village and Sutton but also abundant bus routes. For those with children looking for playgrounds or keen walkers with dogs, both Nonsuch and Cheam parks are close by.

Why You Should Buy - No Work

A house that offers a premium and convenient location, flexible use accommodation, a move in and enjoy option, a west facing rear garden and no onward chain; has every box been ticked?

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 3 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

Features

Five Bedrooms - Three Bathrooms - Eat In Kitchen - Parking - West Facing Garden - Three Reception Rooms - Separate Utility Room - Cloakroom -

Benefits

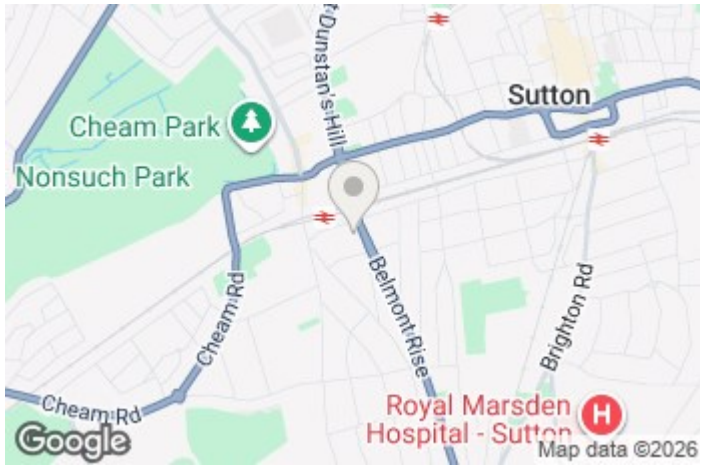
No Onward Chain - Walk To Train Station - Walk To Avenue Road Sch - Walk To Nonsuch Sch - Walk to Cheam Village - Walk to Shops within 100 yards

EPC AND Council Tax

D And G

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.

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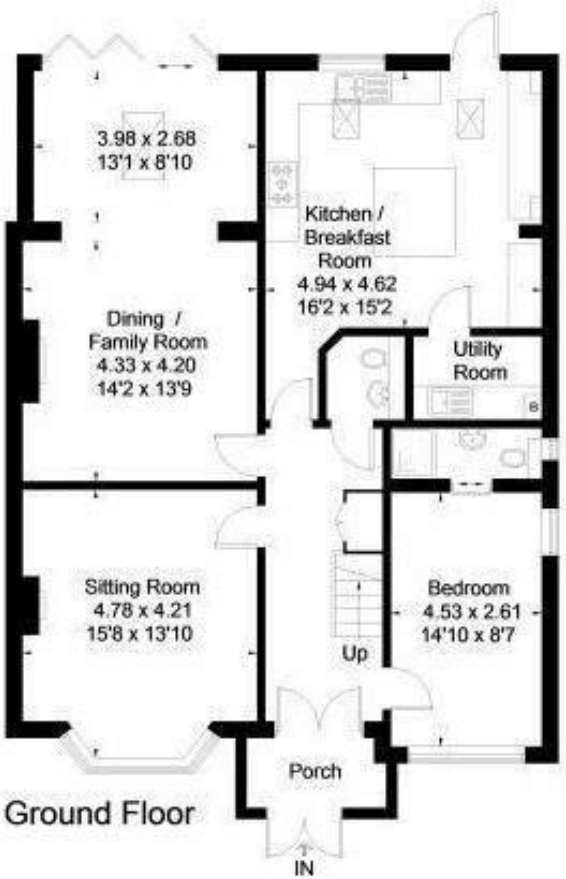
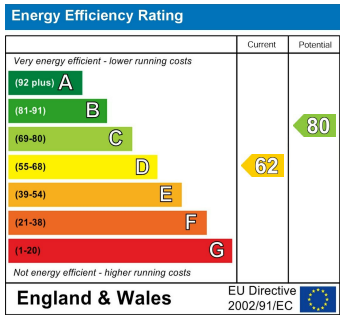
Approximate Gross Internal Area = 196.3 sq m / 2113 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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