



Tilehurst Road, Cheam, Surrey
Offers In Excess Of £600,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam - A four bedroom semi detached house within a short walk of Cheam Village. Offering a modern interior, no onward chain and impressively two bathrooms we welcome your viewing ASAP.

The Property

A wide semi detached property which comprises of four bedrooms, master bedroom with dressing room and ensuite, family bathroom, lounge, dining room, study, kitchen, hallway and cloakroom. Its well sized and modern.

Outdoor Space

A small front and west facing side garden. Ideal for those who want a garden to rest or play in with less time taken to maintain. Complete with two off road car parking spaces.

The Area

Taking full advantage of its location, it's a short walk of 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

A competitively priced property in a sought after road. With lots of accommodation, handy features and ultra convenient access into Cheam Village its definitely one to view and take further.

Local Schools

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

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:

80 - Belmont Via Sutton to Morden Tube.
413 - Morden to Sutton
213 - Kingston To Sutton
151 - Wallington to Worcester Park

Features

Four Bedrooms - Two Bathrooms - Two Reception Rooms - Dressing Room - Cloakroom - West Facing Side Garden - Modern Interior

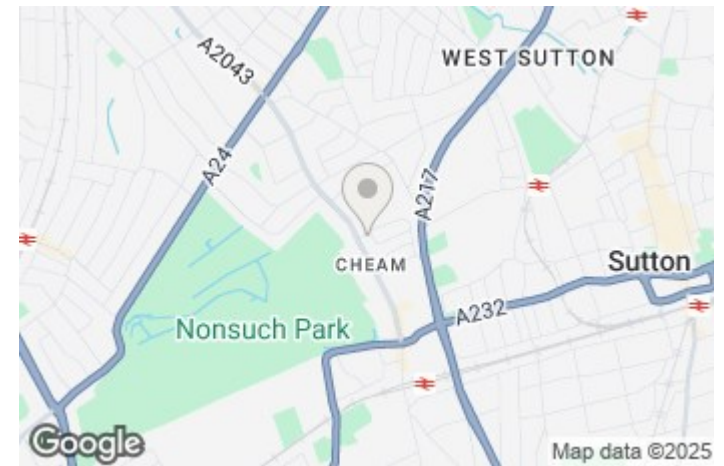
Benefits

No Onward Chain - Walk to Cheam Village and Trains Station In Under 10 Mins - Close to Cheam Park - Bus Routes within Yards - Walking Distance to Cheam High

EPC AND COUNCIL TAX C AND D

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.



Cheam Office

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Ground Floor
Approx. 56.3 sq. metres (605.9 sq. feet)

First Floor
Approx. 53.1 sq. metres (571.7 sq. feet)

Total area: approx. 109.4 sq. metres (1177.6 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	85
(81-91) B		
(69-80) C		
(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

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