

Summerville Gardens, Cheam Village,

Offers In Excess Of £800,000 - Freehold

3 1 2

WILLIAMS HARLOW























Williams Harlow Cheam - A handsome family house located in the Cheam Village bubble. Take leisurely advantage of being able to walk to the shops, schools and transport on offer. The property is extended, through which the ground floor is transformed for modern living with a big family kitchen room which links the sunny south facing garden via the bi-folds. Offered without an onward chain and ready to view .

The Property - Three Double Bedrooms

Noticeably handsome, this tile hung semi-detached house sits among houses which offer the same characterful design. Each room is spacious and the house has later additions such as ground floor toilet for extra functionality. Entering into the hallway, the stairs to first floor are in front of you, the lounge to the right and the kitchen ahead. The lounge is a cooler relaxed tempo room with fireplace and bay window for character. The kitchen and dining room have been knocked through and a large extension added. The kitchen is modern with a beautiful middle island and fitted appliances. The master bedroom, one of three, mirrors the lounge with its bay windows and also includes fitted wardrobes. Along side the bedrooms, the family bathroom and a separate lavatory.

The garage is attached to side and accessible from front and back.

Outside Space - South West Facing Garden

A two to three car paved driveway is readily available to the front of the property and a private and sunny rear garden awaits. The patio sweeps round the house to the rear of the garage.

Local Area - Great Location

An extra special locale and one which has multiple transport options, shops and restaurants on hand. Not too far on, Sutton town centre is also easily accessible.

Why You Should Buy

With all property world wide, location is key. Regardless of who you are having the ability to walk to life enhancing amenities will make your use and enjoyment so much more fruitful.

Walk to

Leisure and Fitness: Nonsuch Park - Devon Road Tennis Courts - Multiple Heath Clubs - Sutton Cricket Club - Sutton United Football

Transport - Cheam Train Station - Bus Routes on Cheam Road - West Sutton Train Stn -

Schools - Cuddington Croft - Nonsuch - St Dunstan's - Avenue Road - Homefield - Sutton High

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 Dunstans - 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

Features

Three Bedrooms - Semi Detached - Extended Kitchen - Three Lavatories - Garage - Off Street Parking - South West Facing Garden - Spacious Lounge

Benefits

Excellent Location For Cheam Village Highstreet - No Onward Chain - Patio In Garden to Dine Upon - Park On Drive Or In Garage - Practical Interior For Busy Family - Eat In Kitchen

EPC and Council Tax

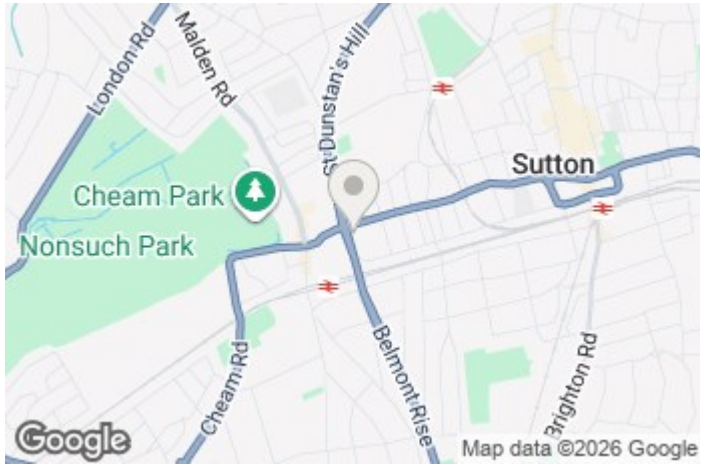
E And E

Enhancement & Staging Disclaimer

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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.



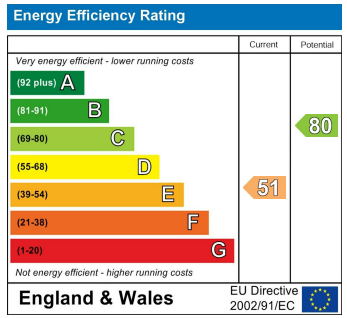
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Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft
Garage = 10.7 sq m / 115 sq ft
Total = 137.3 sq m / 1478 sq ft





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. (ID1329935)

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