



Holmwood Road, Cheam,  
Guide Price £850,000 - Freehold

**WILLIAMS  
HARLOW**

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Williams Harlow Cheam - A modernisation project which should excite any serious buyer. With value, location and scope; this detached family home is one of those opportunities you just don't see anymore. Four bedrooms, two reception rooms, conservatory and utility room. Art Deco bathroom and garage; the entire house needs modernisation but with a curative eye this house could be sensational. Offered without an onward chain and ready to view, call Williams Harlow now.

### The Property - A Project

A detached 1930's house needing complete modernisation. Striped back, the house has an honest appeal and for those willing to roll up their sleeves there is reward for their money and energy. Four bedrooms, at least two reception rooms, dilapidated conservatory and utility room, kitchen, cloakroom, hallway, integral garage, bathroom. These houses are commonly extended with variety of options.

### Outside Space - Private Rear Garden

A 99 ft rear garden and a 40ft front garden. Both have the bones of classic landscaping.

### The Local Area - Highly Sought After

Cheam Village is superb and if you haven't visited, you must. It's very much like lots of other Surrey towns in that it offers excellent commuting links, nice high street with lots of independent shops and crafts as well as the national chains, excellent schooling and green open spaces. However, it's the general relaxed and peaceful neighbourhood which allows for you to take evening walks without a second thought and the community where people feel invested. Within a short walk, you will find Cheam train station, David Lloyd fitness centre and a choice of tennis clubs. Again within 15 mins walk and you will be ordering a flat white in one of the various coffee shops on the high street. From Cheam train station, you can journey to London Victoria or London Bridge in around 35 mins. Surrounding towns include Banstead, Sutton, Epsom and Ewell. Road networks include the M25, A3 and A217. Gatwick and Heathrow are easily drivable in circa 40 mins and with the excellent road and rail networks the South coast is readily

accessible. South Cheam also indulges the sporting types with golf, tennis, rugby and cricket. Being so close to Epsom Downs, it's great for horse owners also.

### Why You Should Buy - Rare

Buy now or regret later. These projects often sell before coming to market as the area is highly sought after and property prices can far exceed this value.

### Local Schools - Excellent Options

Nonsuch - Girls - Grammar - 11 - 19  
Ewell Castle - Mixed - Fee paying - 3 - 18  
Glynn - Boys - State - 11 - 18  
St Dunstons - State- Mixed - Ages 5 - 11  
Sutton High - Girls - Fee - 3 - 18  
Cheam High - Mixed - State - 11 - 19  
Cuddington Croft - Mixed - State - 3 - 11

### Local Transport - Easy Commute

Ewell East Station - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
Cheam Train Station - London Victoria and London Bridge - Southern Service (same line as Ewell East)  
Ewell West Station - Waterloo and Guildford - South Western Service - Circa 33 mins to Waterloo.

Local Bus Routes:

406 - Epsom to Kingston  
293 - Epsom to Morden  
470- Epsom to Colliers Wood  
467- Epsom to Chessington  
E16- Epsom to Worcester Park  
S2- St Helier to Epsom

### Features

Four Bedrooms - Detached - At Least Two Reception Rooms - Utility Room - Conservatory - Garage - Art Deco Bathroom - 99ft Rear Garden - Off Street Parking

### Benefits

Lots of Potential - No Onward Chain - Walk To Nonsuch Park

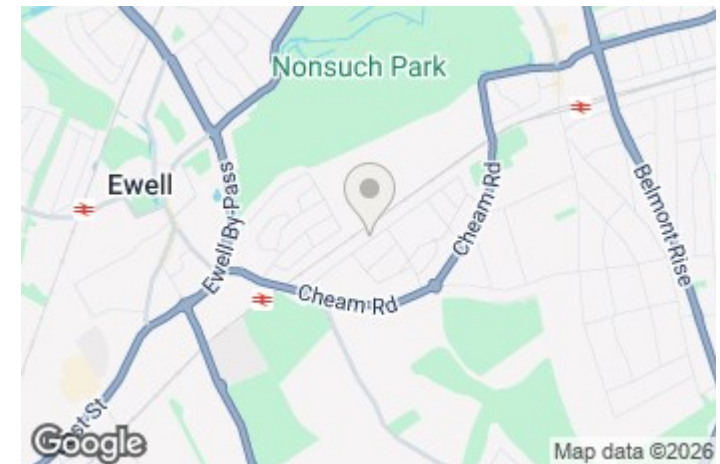
- Walk To Nonsuch School - Walk To Ewell East Train Station - Walk To Cuddington Croft - Walk To Glynn

### EPC AND Council Tax

E 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.



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,

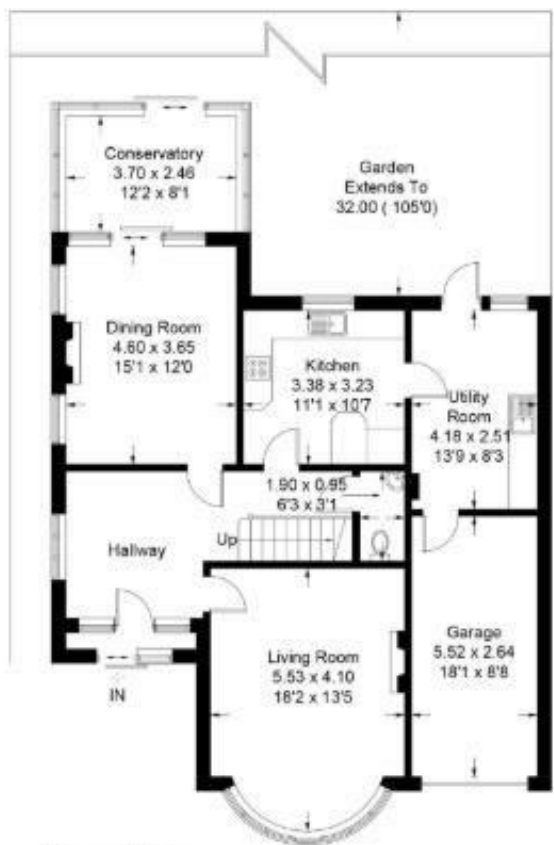
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Approximate Gross Internal Area = 192.4 sq m / 2071 sq ft  
(Including Garage)



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

