Beresford Road, Cheam,

Guide Price £950,000 - Freehold

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WILLIAMS HARLOW

Hotpoint

Williams Harlow Cheam Village – Within a short walk of Cheam Village, a very handsome family home. Features include, a wide frontage, a detached garage with a home office above, west-facing rear garden and the potential to extend. Five bedrooms, two bathrooms and a private rear garden steal the show as this rare style of house comes available for the first time in decades.

The Property

A rare style. Only a few are to be found locally. This spacious looking house holds court as one of the first houses on Beresford Road. The wide frontage allows for a central entrance door with a feature picture window, a large entrance hall with a separate storm porch and rooms on either side. The house requires some modernisation which had been planned as part of the extension work (see plans DM2022/00314 for granted permissions and drawings). Laid across three floors, the current accommodation comprises five bedrooms, two reception rooms, three bathrooms, a kitchen and a home office.

Outdoor Space

Set behind a laid carriage driveway which would host circa 3 cars (on road parking also available). The side access path leads one round to the sunny west facing rear garden, measuring circa 83ft. A private and pretty rear garden, it's mature and thoroughly enjoyable. The detached garage has a store room behind and a purpose built room above (historically used as a office but could easily be a hobby or cinema room).

The Area

Cheam Village is within a 10 – 15 mins walk and you will encounter Cheam train station in under 10 mins. 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 a 5 minute walk, you will come across Waitrose, Cafe Nero, Prezzo and Pizza Express. Cheam train station provides regular links and services to Victoria and London Bridge.

Why You Should View

Easy for commuters, great for families and schools, lots of potential, and a real opportunity to host the next family for a generation to come.

Vendor Thoughts

"It's been a difficult decision to move. We initially hoped to extend and continue here, but that just isn't feasible for us personally. We genuinely hope that the next family are as happy as we have been"

Features

Five Bedrooms - Three Bathrooms - West Facing Garden - Detached Garage with Home Office -

Benefits

Requires Some Modernisation - Close to Cheam Village - Close to Cheam Train Stn – Sought After Road

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
Glynn - Boys State - 11 – 18

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

Council Tax and EPC

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Why Williams Harlow

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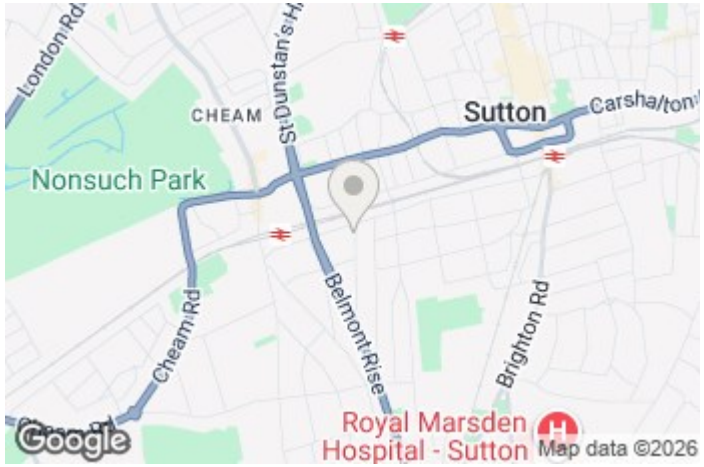

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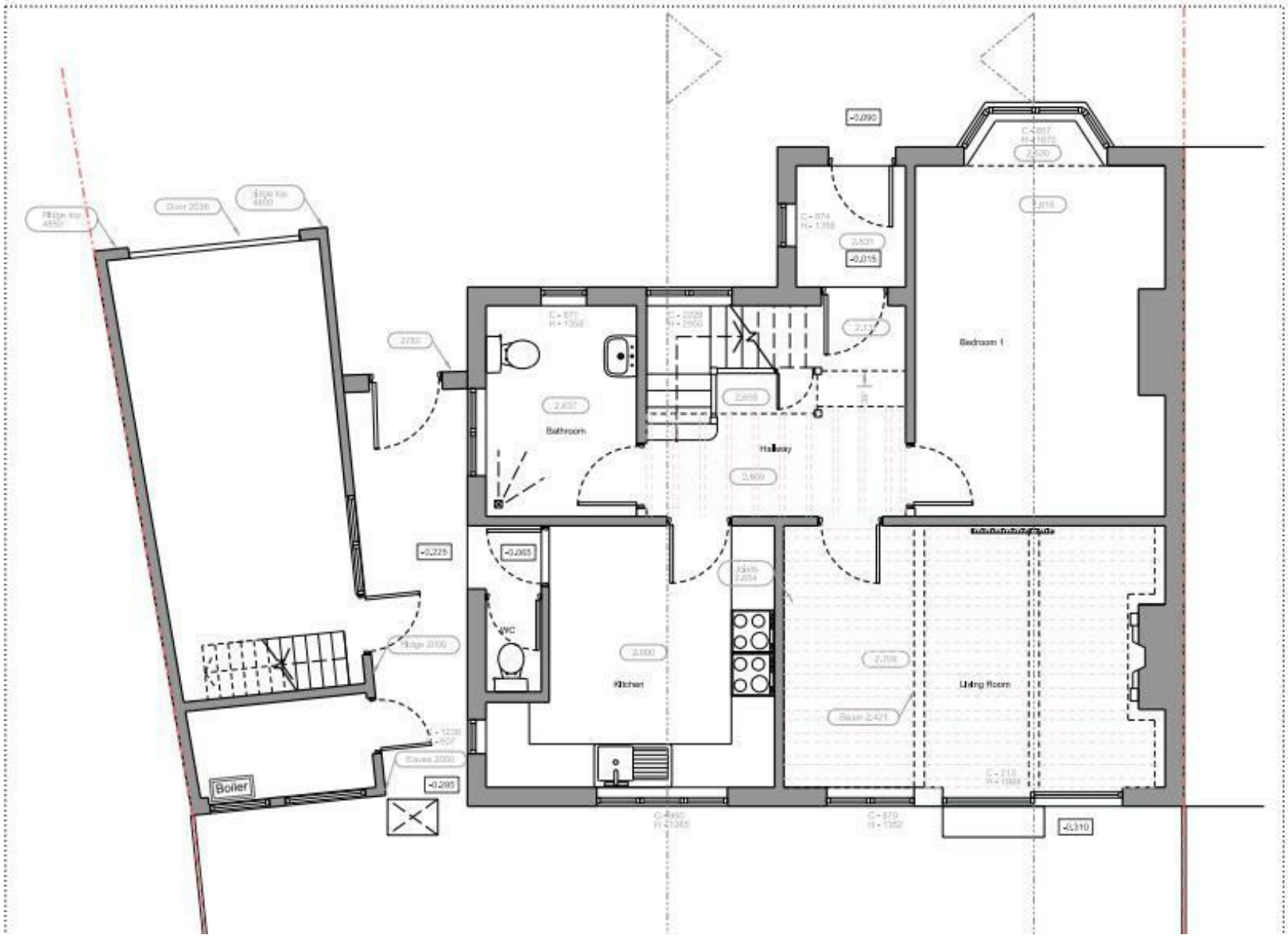

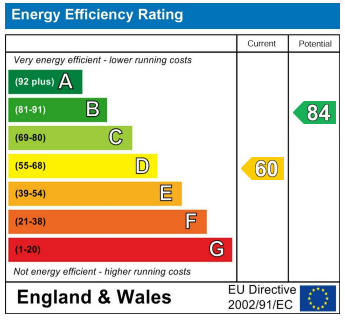

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