



Cuddington Way, South Cheam,
Offers In Excess Of £1,000,000 - Freehold



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**WILLIAMS
HARLOW**











Williams Harlow Cheam - A detached family home set within one of only three private roads within South Cheam. Four double bedrooms, two spacious reception rooms and two bathrooms all highlight within the property. Offered without an onward chain and ready to view.

The Property

Some houses are just nicer to be in than others. A home with happy memories absorbs the happiness and projects warmth, calm and homeliness and this is how the writer felt when visiting Trianon. The house itself is a light and bright, four bedroom detached house with a simple layout. Two reception rooms, two bathrooms, an eat in kitchen and four first floor bedrooms. The house hasn't been extended and any new owner could consider this if they seek future potential. Double fronted, you enter via the porch and central hallway. The reception rooms are on either side with the kitchen ahead. The first floor landing mirrors the hall and has two bedrooms on either side with the bathroom above the kitchen. The property has been well maintained and includes practical features such as wardrobes to every bedroom. The side passage is covered between the house and the garage.

Outside Space

With a handsome frontage incorporating the driveway and garden, you access the rear via the covered side access. The rear garden offers a garden large enough for most interests whilst being the perfect size for easy maintenance. Circa 55ft x 48ft.

Local Area

Cuddington Way is one of only three private roads within South Cheam. A gorgeous road with a livery yard half way down on one side and Cuddington golf course to both sides. Its a short walk back into Cheam Village and train station and the short walks also include Nonsuch and Avenue Road schools. Road, rail and bus links are all on hand. South Cheam generally is a joy to be in and feels peaceful and secure.

Why You Should View

This location is rare for available property. Additionally this house has seen a family grow over a generation and it will happily offer the same protection and assured living for you.

Vendor Thoughts

"Every room holds endearing memories for us and we only sell to downsize"

Features

Four Bedrooms - Two Bathrooms - Garage - Two Reception Rooms - Eat-In Kitchen - Parking -

Benefits

Private Road - South Cheam - Walk To Cheam Village And Train - Walk To Cuddington Golf Course - No Onward Chain - Close To Bus Routes

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

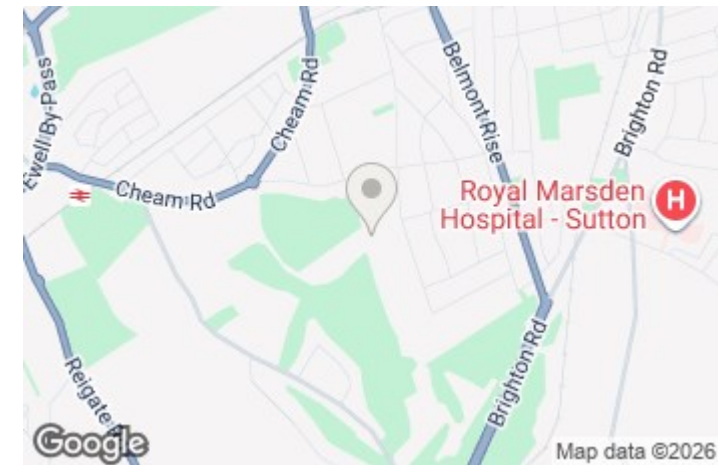
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Why Williams Harlow

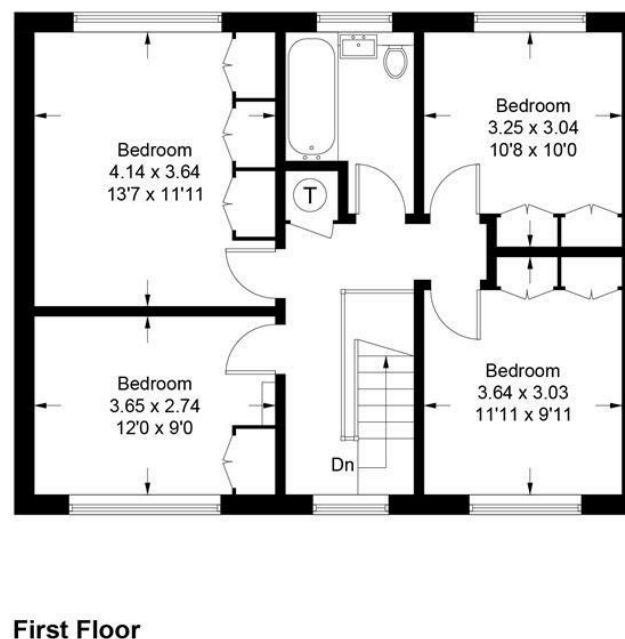
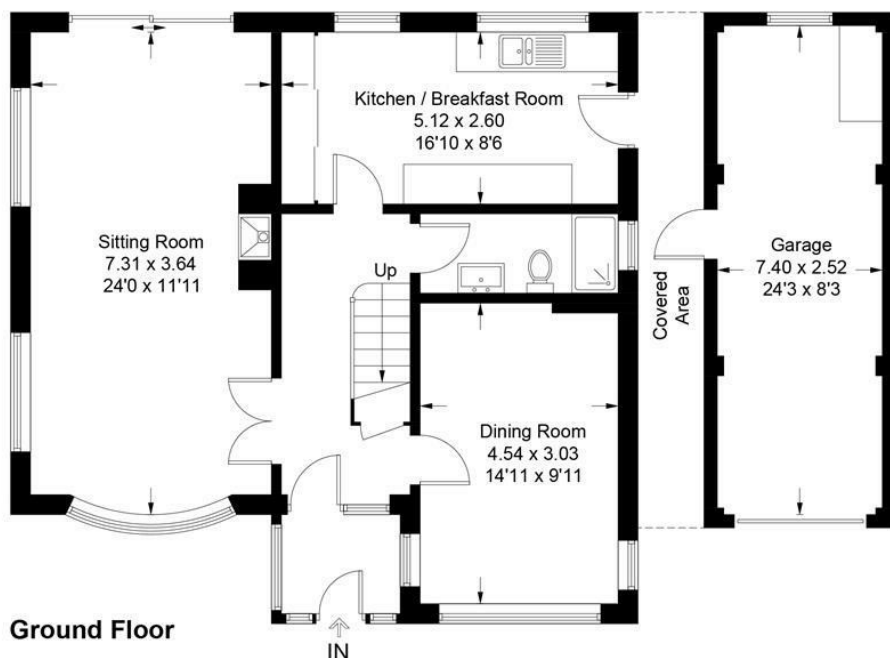
We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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.

Approximate Gross Internal Area = 134.3 sq m / 1446 sq ft
 Garage = 18.5 sq m / 199 sq ft
 Total = 152.8 sq m / 1645 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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. (ID1295248)

