


York Road, Cheam,

Offers In Excess Of £720,000 - Freehold

WILLIAMS HARLOW

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STANLEY






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Williams Harlow Cheam - A superb detached house in one of Cheam/South Sutton's most favoured roads. Boasting short walks from both Cheam and Belmont train stations the house provides ultra convenience for the everyday. This four bedroom, two bathroom family home is offered without an onward chain and in good, modern condition. View ASAP.

## The Property - Excellent Value

A property which screams inherent value, both lifestyle enhancing and comparative monetary value. Great choices are made or missed at certain points and living in a detached house is simply dreamy when compared to being attached in anyway and you should prioritise any opportunity to do so. Also choosing a road where houses can sell for considerably higher value makes further sense.
The building is attractive and confident in its surroundings, with a wide frontage and detached garage to side. Internally, the accommodation includes four bedrooms, two bathrooms, two reception rooms, kitchen and cloakroom. Good condition, the property will suit those who want to move in and enjoy with little fuss.
Future potential is always a welcome attribute and the building certainly suggests a host of extension potential should one wish to explore.

## Outside Space - West Facing Rear Garden

A wide frontage starts things off with two parking spaces, side access to rear garden and planted area included. The west facing rear garden promises sunny days via the aspect and includes patio and lawn. 52ft x 45ft.

## Local Area - Sought After Road

Located between Cheam Village and Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances. Belmont Village has its own high street complete with bakery, hairdressers, restaurants and bus terminals and train station.

## Why You Should View

Offering walking access to a diverse range of amenities and presented in good condition, this house is all about the ease of the everyday. A great base for the whole family from which to thrive.

## Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11 OUTSTANDING
Nonsuch Girls - Grammar - 11 - 19
Harris- Mixed 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 -
S2 - Epsom To Sutton via St Helier and Ewell
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

## Features

Four Bedrooms - Detached - Two Reception Rooms - Two Bathrooms - Garage - Downstairs Lavatory - Modern Décor - West Facing Garden - Off Street Parking

## Benefits

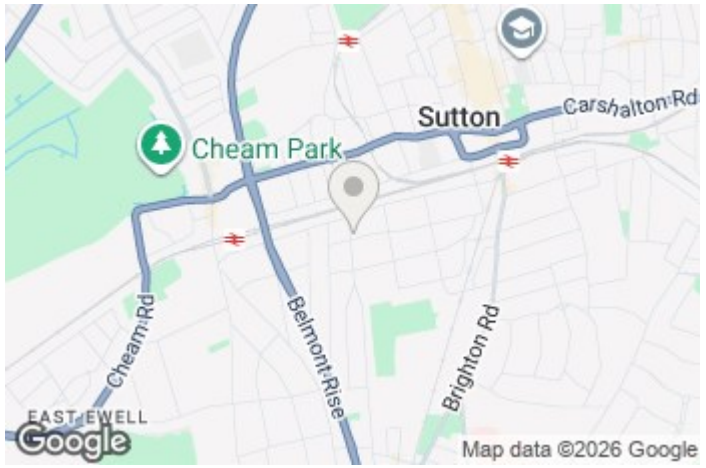
Walk To Cheam Train Stn - Walk To Avenue School - Walk To Sutton Or Cheam Highstreets - Potential To Extend - No Onward Chain

## EPC And Council Tax

C And F

## Why Williams Harlow - 5* Google Reviews

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.

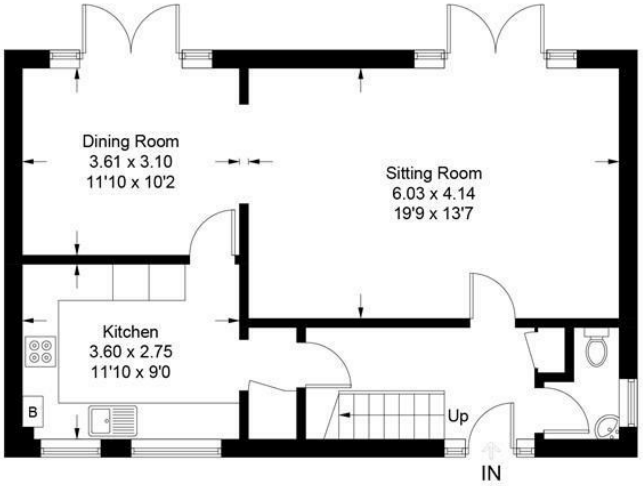


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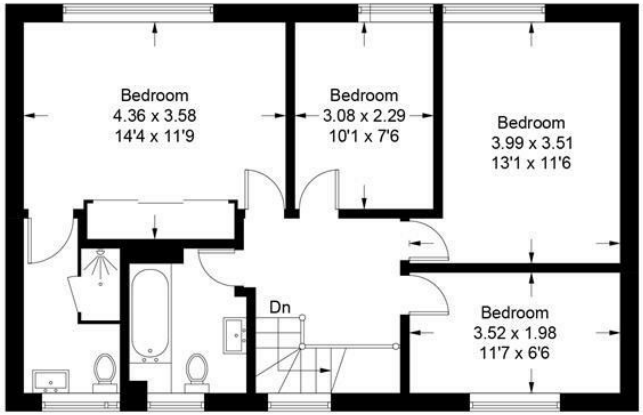
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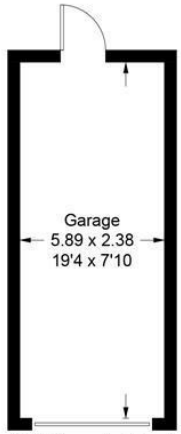
Approximate Gross Internal Area = 122.5 sq m / 1318 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 136.7 sq m / 1471 sq ft



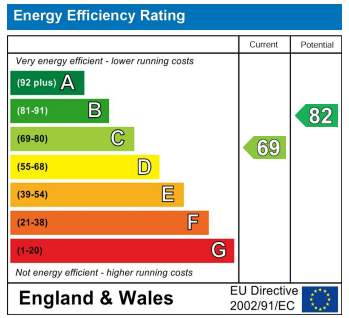

Ground Floor




First Floor




(Not Shown In Actual Location / Orientation)




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. (ID1348621)
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