



Tudor Close, Cheam Village, Surrey
Offers In Excess Of £750,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam - A characterful detached family home built in 1929 and located moments of Cheam Park and Cheam Village.

The Property

A detached Dutch style house. Full of character and period charm, the property offers three bedrooms, two bathrooms, dressing room, two large reception rooms, cloakroom and entrance hall, kitchen.

Outdoor Space

Private rear garden measuring 90ft. Paved driveway, excellent for parking and access to the garage and front door.

Local Area

Taking full advantage of its location, it's a short walk of Cheam Village. 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 5 mins walk you will come across Waitrose, Cafe Nero, Prezzo and Pizza Express. Cheam train station provides regular links and services into Victoria and London Bridge.

Why You Should View

Highly regarded cul-de-sac within yards of the park entrance. If you seek convenience of transport, shopping and restaurants mixed with the tranquillity of acres of parkland on your doorstep then this one is for you.

Features

Three Bedrooms - Two Bathrooms - Detached - Driveway - Garage - Two Reception Rooms - Cloakroom - 90 Ft Garden

Benefits

Moments From Park - Moments From Cheam Village - Moments from Buses and Trains - Moments From Shops - Short Walk To Cheam High - Short Walk To Nonsuch

Local Schools

St Dunstons - State- Mixed - Ages 5 - 11
Homefield Prep - Fee - Boys - 3 - 13
Sutton High - Girls - Fee - 3 - 18
Nonsuch - Girls - Grammar - 11 - 19
Cheam High - Mixed - State - 11 - 19

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
West Sutton Train Stn: Thames Link, Sutton to St Albans Via City Circa 40 Mins

Local Bus Routes:

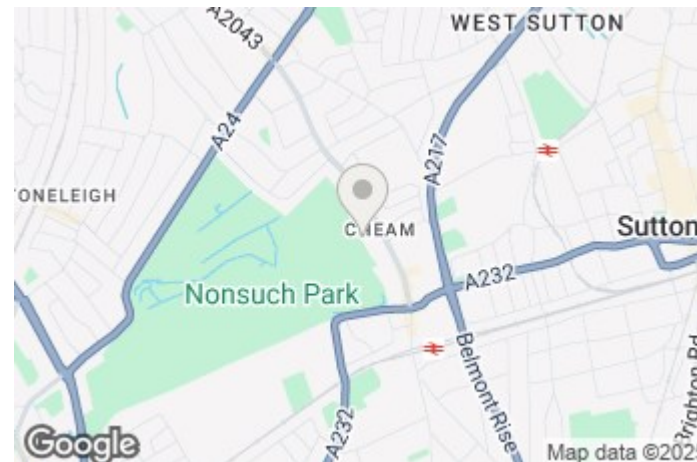
80 - Belmont Via Sutton to Morden Tube.
413 - Morden to Sutton
213 - Kingston To Sutton
151 - Wallington to Worcester Park

EPC AND COUNCIL TAX

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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.



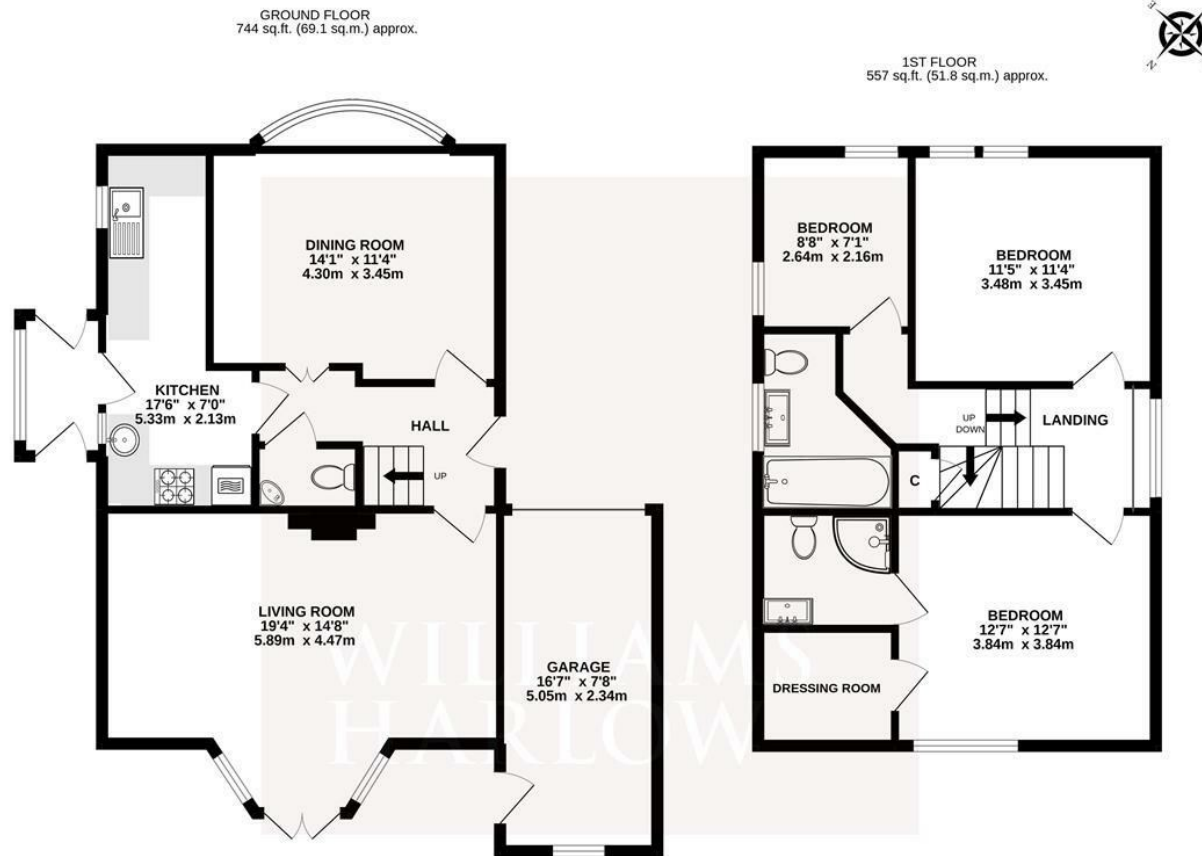
Cheam Office

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TOTAL SQ.FT./SQ.M INCLUDES GARAGE/OUTBUILDINGS

TOTAL APPROXIMATE FLOOR AREA 1301 SQ.FT. (120.9 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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