Beresford Road, Cheam,

Guide Price £775,000 - Freehold

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WILLIAMS HARLOW

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Rimmays

Williams Harlow Cheam - A charming detached two bedroom bungalow which is not only handsome on the outside but full of character on the inside. Presenting as the perfect downsize, it feels homely and practical. Offering lots of storage and outdoor space, the new owner will enjoy the convenience of easy parking and the peace of the rear garden through the seasons. Located on a very popular Cheam road, its close to bus, train and road networks. Bungalows are a scarce commodity in SM2 and we urge you to view promptly.

The Property

A detached bungalow presented in good condition and comprising of two bedrooms, lounge, orangery, bathroom, kitchen and entrance hall. Running alongside the property, there is a double length garage with storage behind. Decorated with style and luxury, there are features such as wooden floors, character wall papers and natural country cottage tones. In all the property is homely and inviting.

Outside Space

The property is set off by the pretty magnolia in the front garden, there is also a driveway leading to the garage and a low maintenance faux lawn. The rear garden is very private and a bit of an oasis. Having been a source of joy for the owner, the garden is mature and structured to offer something for everyone. The summer house is an ultra flexible addition to the main house and whether its retiring during hot days for spot lunch or working from home year round, its a welcome feature. The garden measures just over 50 ft.

The Local 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.

Vendor Thoughts

"Our parents moved into the property in 2014 and immediately made the property their own. The property was their home and they not only looked after it but loved being here"

Why You Should View

Bungalows just aren't being built anymore and for those wanting the lifestyle change this is a great option.

Features

Two Bedrooms - Double Length Garage - Bathroom - Conservatory - Summer House - Kitchen - Detached - Off Street Parking - 52ft Garden

Benefits

Short Distances From Cheam Train Stn - Bus Routes Close By - No Onward Chain - Sought After Road - Well Presented - Homely and Characterful

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

Local Schools

Avenue - State - 3 - 11 OUTSTANDING
Homefield Boys' prep - 3 - 14
Seaton House – Girls' prep Number 2 in the Sunday Times Parent Power Top 100 Prep Schools List.
Cuddington Croft - State - 3 - 11
Sutton Grammar – 11 -19
Sutton High - Fee Paying - Ages 3 - 18
Nonsuch Girls - Grammar - 11 – 19
Harris- Mixed State - 11 - 18
Cheam High - State - 11 - 19

Council Tax And EPC

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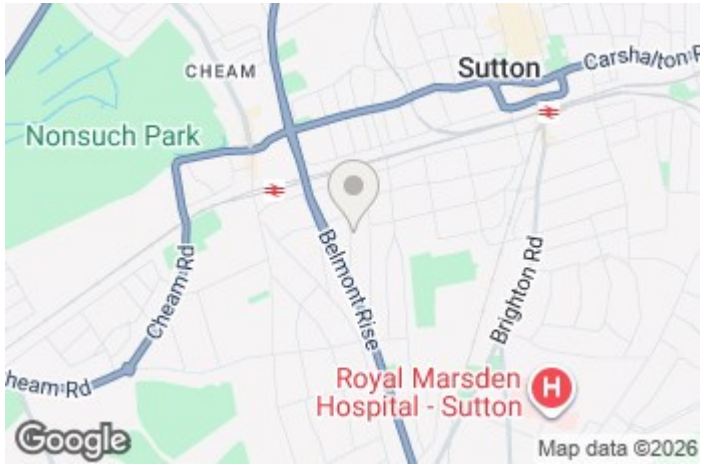
Why Williams Harlow

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.

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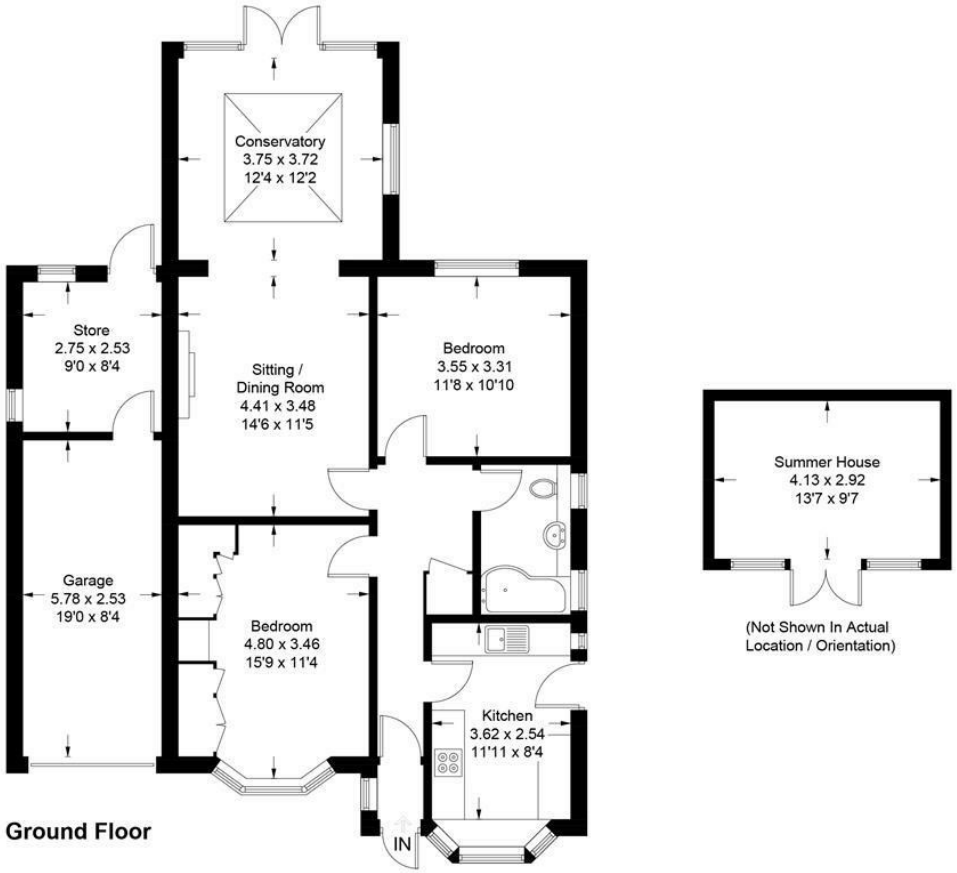
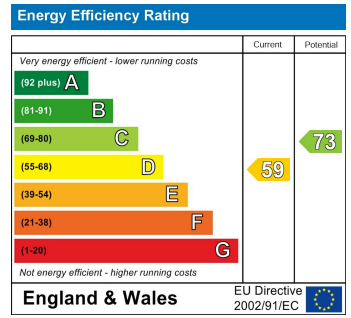
Approximate Gross Internal Area = 83.3 sq m / 897 sq ft
Garage / Store = 22.3 sq m / 240 sq ft
Summer House = 12 sq m / 129 sq ft
Total = 117.6 sq m / 1266 sq ft





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. (ID1287839)

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