



Hilbert Road, Cheam,  
Guide Price £720,000 - Freehold



**WILLIAMS  
HARLOW**

















Williams Harlow Cheam - A super family buy. Located close to excellent transport bus links and an array of shops, this spacious five bedroom semi-detached house. Decorated in neutral tones throughout with luxurious kitchen and bathroom, the property also benefits from three reception rooms. Having no onward chain this house is ready to buy. View now.

## The Property

If you seek a large house with a modern interior which doesn't require any major work but retains further future potential then this is a must view. Having been modified since its original build, the property now offers five bedrooms, three reception rooms, ground floor lavatory, eat in kitchen and luxury bathroom. The flat rear elevation appeals for future extensions should you be interested. The interior décor is light and airy.

## External Plot

With a mature rear garden measuring circa 105 ft its a great size for families and interest. The frontage has been landscaped for parking and convenience.

## The Area

The nearest train stations are West Sutton (Thameslink) and Cheam Village (Southern). The road is lined with well-maintained properties. Cheam is a sought after spot for its convenience, parks and transport links. The Village high-street is a great place to catch up with friends over a meal and coffee. Additionally, there is a large Sainsburys close by for grocery needs.

## Reasons To Buy

Whether it's the sought after road with a pleasing continuity of similar style property or the chance to buy without an onward chain. Maybe its the spacious and modern interior or the chance to design and build further. Either way the property package is holistic in nature which has something for everyone.

## Features

Five Bedrooms - Semi Detached - Three Reception Rooms - Off Street Parking - Luxury Kitchen - Luxury Bathroom -

## Benefits

Close To Cheam High - Close To Cheam Fields - Close To North Cheam Parade - Close To Bus Routes In To Morden - No Onward Chain -

## 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:

93 - Cheam to Morden Tube

413 - Morden to Sutton

SL7 – Superloop bus route to Heathrow

213 - Kingston to Sutton

151 - Wallington to Worcester Park

## Local Schools

St Dunstan's - 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

Cheam Fields – Mixed – State – 3 – 11

Cheam Park Farm – Mixed – State – 3 - 11

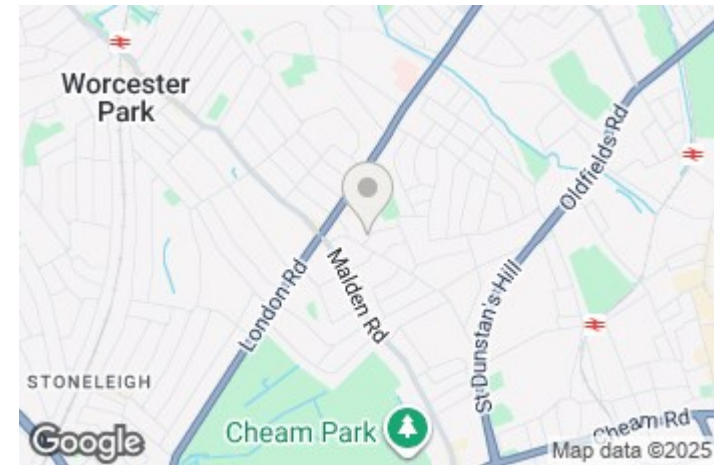
## EPC And Council Tax

D AND D

## 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

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,  
SM3 8BH

[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

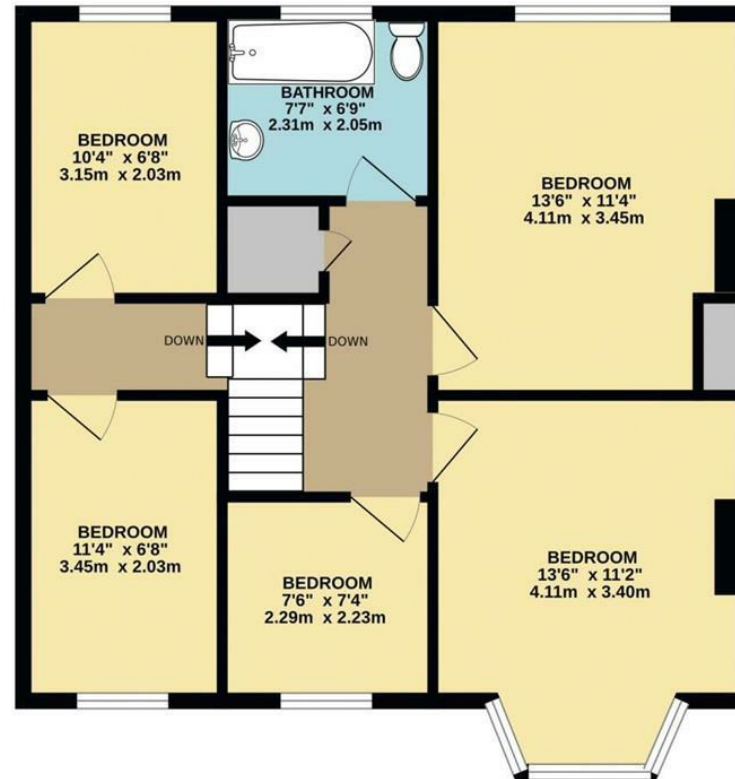
[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

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.

GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 59      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

WILLIAMS  
HARLOW