



Westcott Way, Cheam

The **PERSONAL** Agent



# Offers In Excess Of £800,000 Freehold

- Incredibly sought after location
- 111ft South/Easterly facing rear garden
- Well balanced detached family home
- Planning approved for significant extension
- 0.15 of an acre plot in total
- Three bedrooms & generous bathroom
- Two generous reception rooms
- Downstairs cloakroom
- Walk to park, Village, Station & schools
- A great home with so much potential!!!



The Personal Agent are proud to present an extremely rare opportunity to secure a detached home within this great address in the very heart of highly sought after Nonsuch Estate.

The property sits on a South/Easterly facing plot of 0.15 of an acre with the garden measuring over 110 Ft. However, the huge selling point is the approved planning permission for significant additions to the front, side and rear which would completely transform this home from a good, honest house, into a substantial family residence once completed. Permission is listed under planning reference 21/01422/FLH.

For the right buyer, this really is a fantastic opportunity to extend at their leisure, customise to exacting finishes, place their own stamp on the property and essentially create their dream home in a revered location.

The property currently provides a truly practical layout that is absolutely perfect for family living as it is, however the home should also be viewed for what it could be.

Located within close proximity of Cheam Village and the historic Nonsuch

Park, there are plenty of green protected open spaces on your doorstep that connect you with nature and the great outdoors. Westcott Way also enjoys easy access to David Lloyd leisure centre and is within the catchment area for several 'outstanding' Ofsted rated schools.

The current layout offers three generous bedrooms, a family bathroom, large L-shaped living/dining room, separate study, kitchen and downstairs cloakroom. There is also an integrated garage and large driveway too.

The approved plans essentially completely reconfigure the existing home and appear to add around another 50% of space in order to provide four double bedrooms, dressing room, ensuite facilities, huge main kitchen/dining/family space and two further reception areas.

The gardens are a beautiful feature of this fine home with the frontage benefitting from a large driveway and access to useful garage and the secluded rear garden that measures 111ft at its maximum.

The highly desirable nearby Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street

offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

The ever popular Cheam Village is within close proximity with its excellent selection of shops and restaurants. There is a fantastic range of popular local schools and of course both Ewell East and Cheam stations (zones 5 & 6) which offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Due to the rarity of these Southerly facing plots becoming available, we would recommend arranging a viewing at your earliest convenience as significant interest is expected.

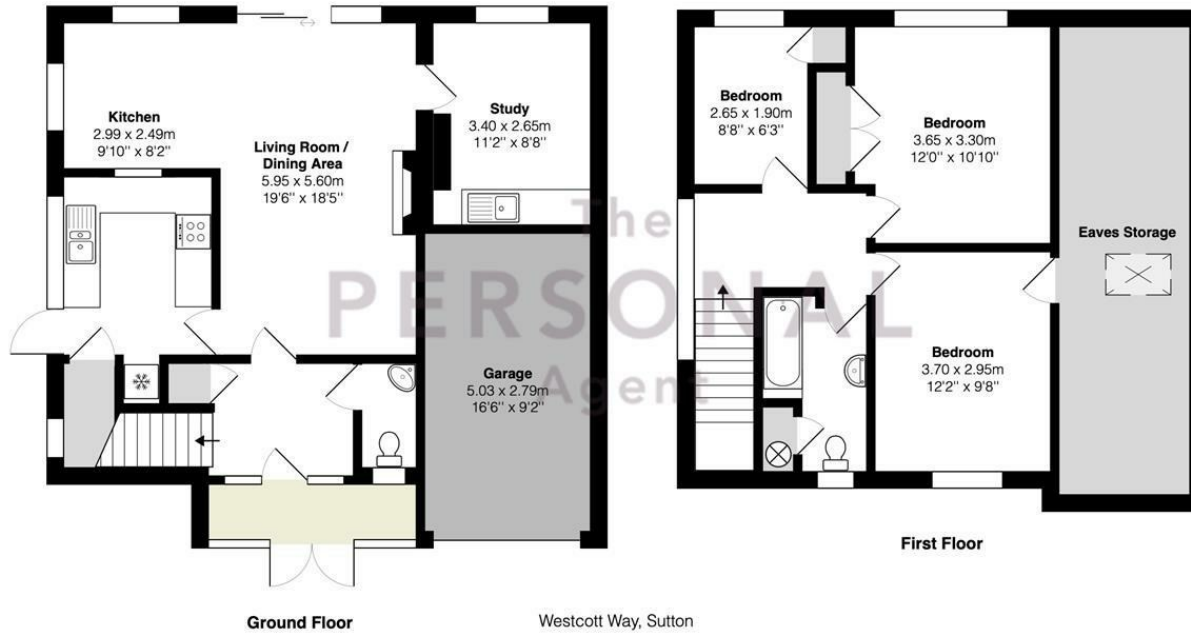
Tenure - Freehold  
Council tax band - F











Ground Floor

First Floor

Westcott Way, Sutton  
 Total Area: 137.9 m<sup>2</sup> ... 1484 ft<sup>2</sup>  
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		53	76

**EPSOM OFFICE**  
 2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**  
 62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**  
 141 High Street  
 Banstead, Surrey, SM7 2NS  
 01372 333699

**LETTINGS & MANAGEMENT**  
 163 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



