

Cheam Road Epsom, KT17 1QF

WILLIAMS HARLOW ARE EXCITED TO PRESENT THIS 5 BEDROOM DETACHED FAMILY HOME TO THE MARKET. Situated on a popular tree-lined road, located close to Ewell East Train Station and equidistance between Banstead and Epsom High Streets. Consisting of four reception rooms, a modern family bathroom and good size kitchen-diner overlooking the rear garden downstairs with five bedrooms (one with balcony), separate WC and a second family bathroom upstairs. The house benefits from complete redecoration and minor refurbishment throughout with brand new carpets and an immediate availability on an unfurnished basis.

£3,200 PCM Unfurnished



DRIVEWAY

Laid to pea shingle with enough space for at least 3 vehicles

FRONT DOOR

Glazed porch area with wood door

HALLWAY

Wood flooring and providing whole house access

DINING ROOM

Large front room with bay window and new carpets

RECEPTION ROOM

Wood floors and original feature fire-place

CONSERVATORY

Overlooking and accessing the rear garden and accessible through glazed doors in the reception room

SNUG/STUDY

Front room with new carpets and front outlook

KITCHEN

Large kitchen with tiled flooring and windows over looking the rear garden and with all modern appliances and plenty of storage units. Provides enough space for a table and chairs for family dining with rear, outside access through a side door.

FAMILY BATHROOM

Fully tiled family bathroom with shower over bath, WC and hand-basin.

STAIRCASE

Newly carpeted leading up to@

BEDROOM ONE

Double size room at front with bay window and new carpets

BEDROOM TWO

Double size room overlooking the rear garden with built-in wardrobes and new carpets

BEDROOM THREE

Double size room over looking the front

BEDROOM FOUR

Single room over looking the front driveway

BEDROOM FIVE & BALCONY

Single room with direct access to a balcony overlooking the rear garden

SECOND FAMILY BATHROOM

Free-standing bath, shower cubicle, WC and hand-basin

SEPARATE WC

WC and window

REAR GARDEN

Very large garden laid mainly to grass with patio area and summer-house/storage shed

COUNCIL TAX

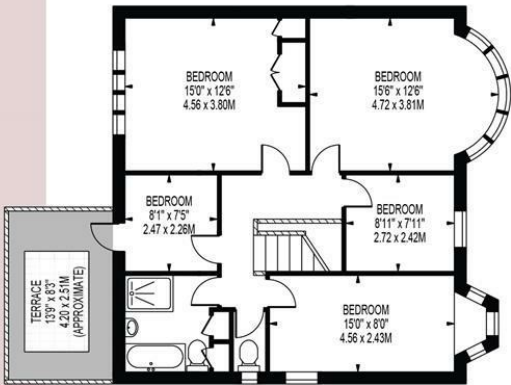
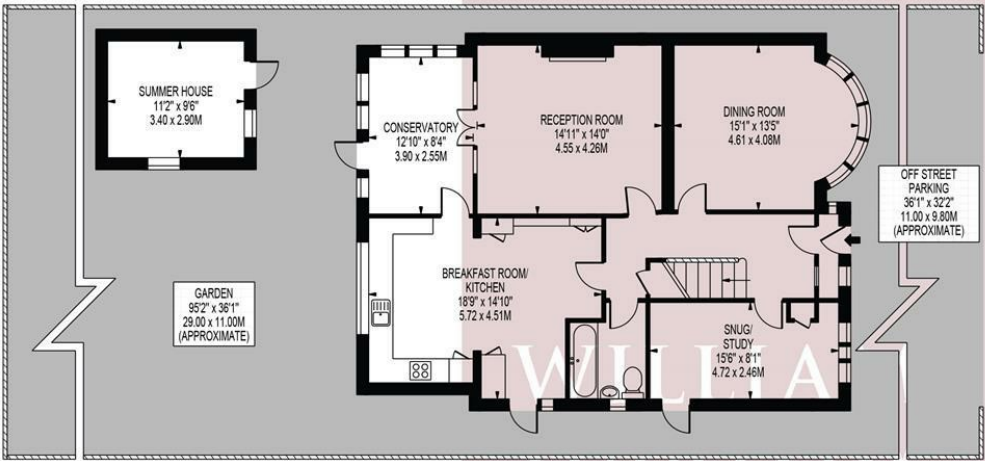
Council Tax Band G (£4,028.07) 2025 / 26



CHEAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1901 SQ FT - 176.61 SQ M
(EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 106 SQ FT - 9.85 SQ M

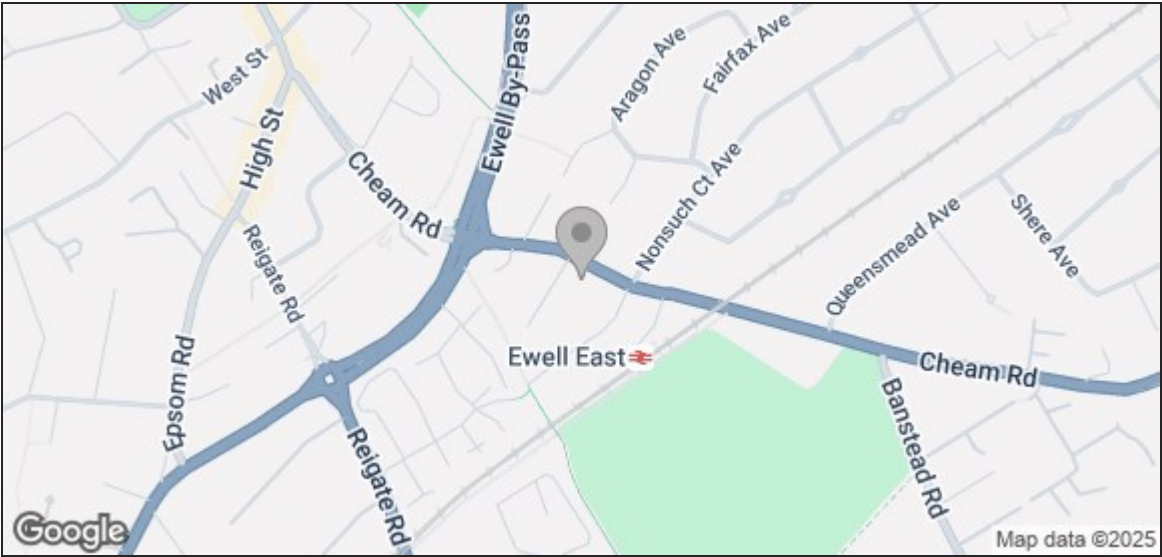


GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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		