



A substantial detached family home positioned in a highly sought-after area

exclusive to

**SAUNDERS**

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# Holmwood Road Cheam Sutton SM2 7JS

Ewell East Station (0.8 Miles)

Cheam Village (1.0 Miles)

M25 Junction 9 (7.5 Miles)

All times and distances are approximate

Ideally positioned in this popular area of Cheam which is within easy reach of both Cheam village and Ewell East Station. This substantial five bedroom home is perfect for any growing family, with some excellent schools in close proximity. The property offers plenty of original features and generously-sized rooms, with potential to extend and enhance further (STPP).

- | Porch
- | Reception Room
- | Dining Room
- | Conservatory
- | Kitchen – Breakfast Room
- | Utility Room
- | Store Room
- | 5 Bedrooms
- | Bathroom
- | Shower Room
- | Study

Offers in Excess of £1,250,000





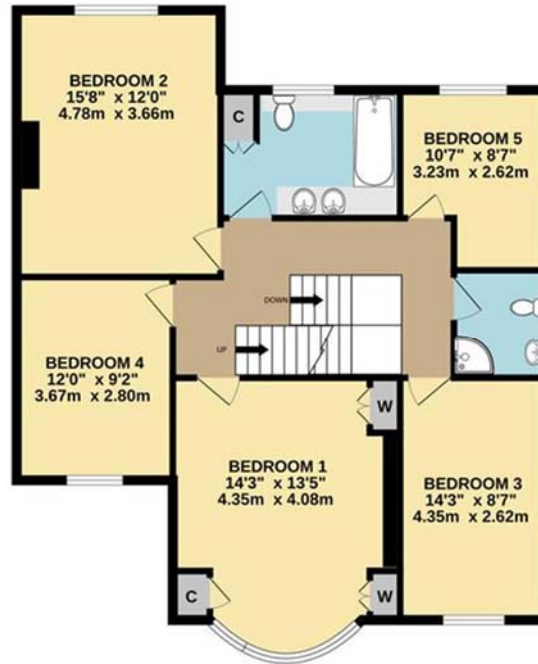
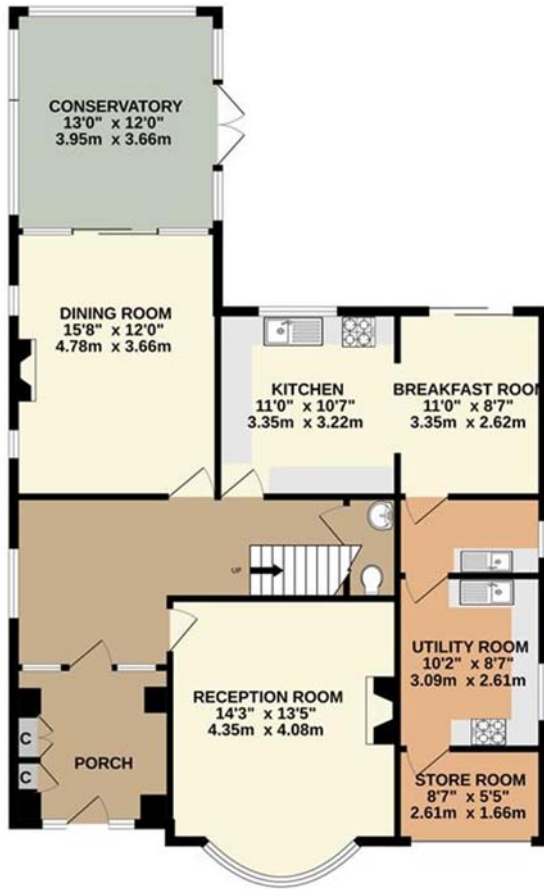
This detached family home offers in excess of 2,500 sq ft of space with a bright and well-presented interior which is arranged around a spacious entrance hall, the well-planned accommodation comes with a degree of versatility giving ample space for a large or even an extended family. The property is bright and airy throughout and boasts an array of features crucial to modern family life, such as a large porch with ample coat and shoes storage as well as a generous utility room. There are five bedrooms on the first floor along with a large bathroom and separate shower room, the loft room is currently utilised as an office but could be used as a further bedroom. The property lends itself to further enhancement with multiple avenues to explore with regards to extensions (STPP) and cosmetic changes. Planning permission granted for proposed single storey rear extension and single storey porch and garage extensions to the front (21/01076/FLH). Viewings will be by appointment only so please give us a call on 01737 363333 to arrange.



Ideally positioned within one of Cheam's most sought-after areas, with its close proximity to highly regarded schools, which include, Nonsuch, Cuddington Croft, Aberdour and Sutton High. The picturesque Nonsuch Park is within easy reach, along with Ewell and Cheam Village, both boasting an array of shops and restaurants. Ewell East station provides swift access into London Victoria (35 minutes) and is approximately a 10 minute walk. An alternative to this would be Ewell West station, which provides direct access to Waterloo.



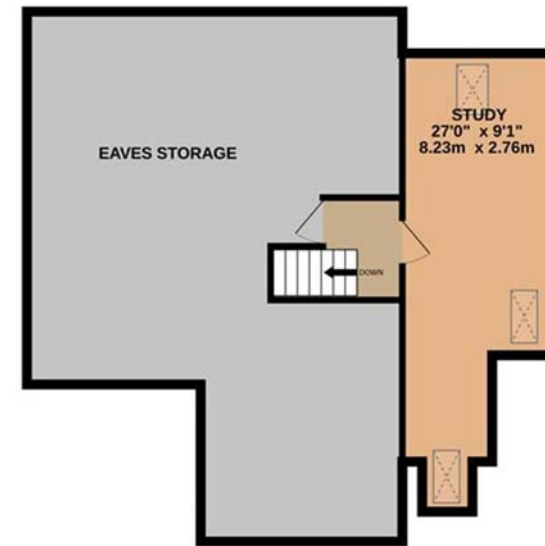
Close proximity to Ewell East Station | Substantial Five Bedroom Property With Additional Study | New Worcester Bosch Combi Boiler | Walking Distance of The Stunning Nonsuch Park | Off-Street Parking | Potential for Further Enhancement (STPP) | Separate Utility Room | Downstairs W/C | Large Porch With Ample Storage Space | Abundance of Original 1930's Character



Tenure: Freehold  
 Local Authority: Epsom & Ewell Borough Council  
 Council Tax Band: E  
 All mains services  
 Full fibre to premises  
 To the best of our knowledge on production of this brochure

TOTAL FLOOR AREA

2,926 SQ FT / 271.9 SQ M



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Viewing  
Please call us to arrange  
a viewing appointment

1 Waterhouse Lane  
Kingswood  
01737 360000

2 High Street  
Banstead  
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