



Cheyham Gardens, Cheam, SM2 7NH
Offers In Excess Of £825,000 - Freehold

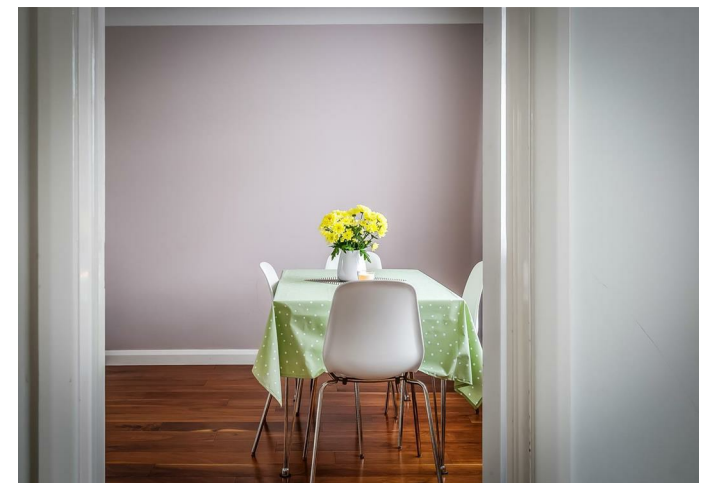
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**WILLIAMS
HARLOW**



Williams Harlow Cheam – Exclusive and very convenient location close to Cuddington Croft and Nonsuch Schools. The house offers a glorious south facing rear garden measuring just under 100 ft and lots of potential!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	70	
(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	











The Property

Assumed to be circa 1950's in age, this detached house offers the perfect entry to detached property. Currently, the accommodation is an easy to live with three bedrooms, through lounge and kitchen dinner, and conservatory, and all feel spacious with high levels of natural light. As is the sq ft measures circa 1050, not including the garage, which is perfect for small families. However, it's the flexibility of choice and the possibility of creating a larger dream property which gives real depth to this sale. Essentially, this house is budget sensitive in both directions and either provides very impressive but realistic accommodation for those with capped budgets or an entry level buy with one eye on the build costs if you wish to design and create a larger house. Rounding off the accommodation, two separate W.C's and family bathrooms with entrance hall and landing. The garage to side of the property measures circa 110 sq ft which creates just under 1200 sq ft in total. The décor is neutral and the property has energy efficient touches such as under floor heating. The current owners have obtained the following planning: 22/01841/FLH | Erection of a part two storey, part single storey side/rear/front extension including porch canopy. Conversion of loft space into a habitable room. |

Outdoor Space

With parking both on road and off street via the drive your multi car family is well catered for. The rear garden is private, long and wide mature with a sunny aspect and capable of swallowing most family needs all at once. Measuring just under 100 ft.

The Area

The road is really tucked away and its one of those roads which when discovered you will love but would have no reason to go into unless you know someone there. Very convenient for everything good about the best sides of Cheam. More generally, Cheam Village is superb and if you haven't visited, you must. It's very much like lots of other Surrey towns in that it offers excellent commuting links, nice high street with lots of independent shops and crafts as well as the national chains,

excellent schooling and green open spaces. However it's the general relaxed and peaceful neighbourhood which allows for you to take evening walks without a second thought and the community where people feel invested. Within a short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 15 mins and you will be ordering a flat white in one of the various coffee shops on the high street. From Cheam train station, you can journey to London Victoria or London Bridge in around 35 mins. Surrounding towns include Banstead, Sutton, Epsom and Carshalton. Road networks include the M25, A3 and A217. Gatwick and Heathrow are easily drivable in circa 40 mins and with the excellent road and rail networks the South coast is readily accessible. South Cheam also indulges the sporting types with golf, tennis, rugby and cricket. Being so close to Epsom, it's great for horse owners also.

Reasons To View

Bricks and mortar can be changed, location cannot. Living in Cheam offers exceptionally high standards of peace and security for the whole family and with a sense of community, this house provides the perfect entry to detached property in one of the most sought after sectors of Cheam.

Vendor Thoughts

"It's a wrench to move and many times we have questioned if that decision is the correct one. This house has served us faithfully and we feel fortunate to pass on the chance for a new owner to enjoy it like we have"

Pointers

- Three Bedrooms - Detached – Garage - Existing Planning Permission - Lots Potential – Walkable to Cheam and Ewell Villages
- South Facing Garden - Close to Nonsuch School - Close to Nonsuch Park - Off Street Parking

Schools

- Sutton High - Fee Paying - Ages 3 - 18
- Cheam High - State - 11 - 19
- Cuddington Croft - State - 3 - 11

Avenue - State - 3 - 11

Nonsuch Girls - Grammar - 11 - 19

Glynn - Boys State - 11 - 18

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.

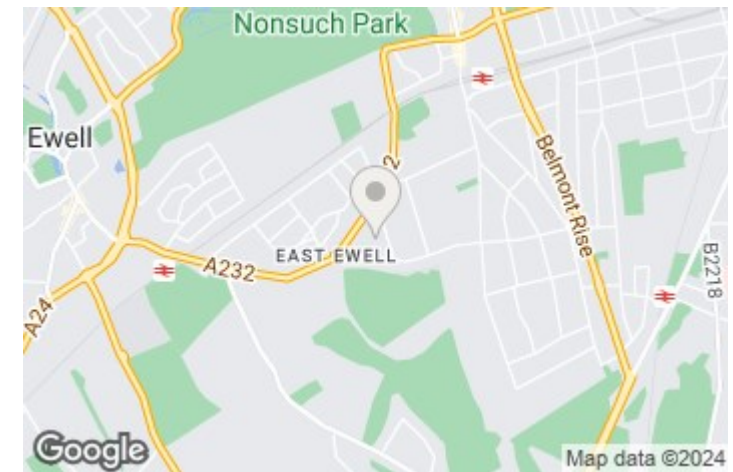
213 - Kingston Tiffin Sch to Sutton.

SL7 - West Croydon to Heathrow

X26 - West Croydon to Heathrow Via Kingston

EPC And Council Tax

C and F



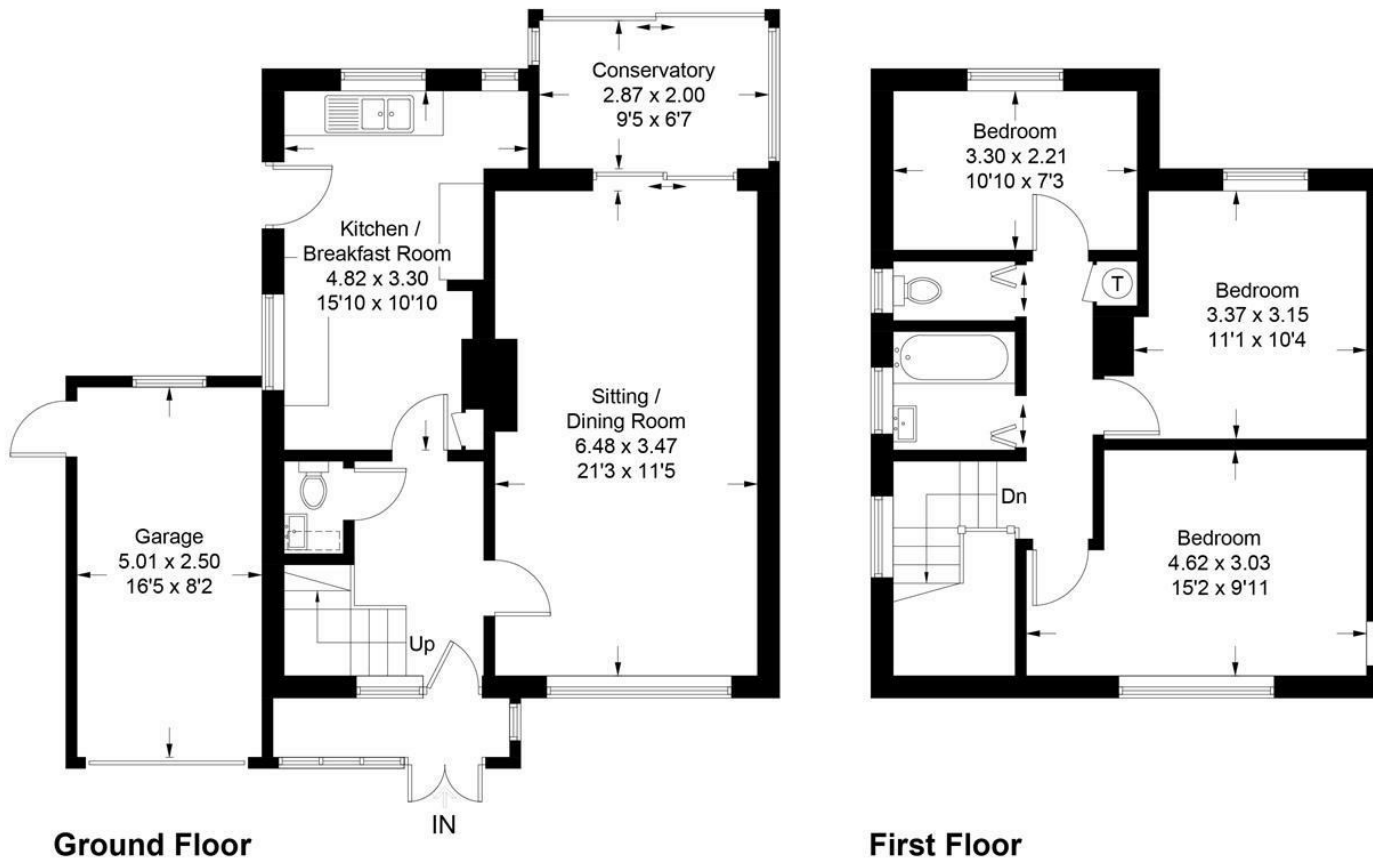
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Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 115.8 sq m / 1246 sq ft

 = Reduced headroom below 1.5m / 5'0"



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. (ID1059223)

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