



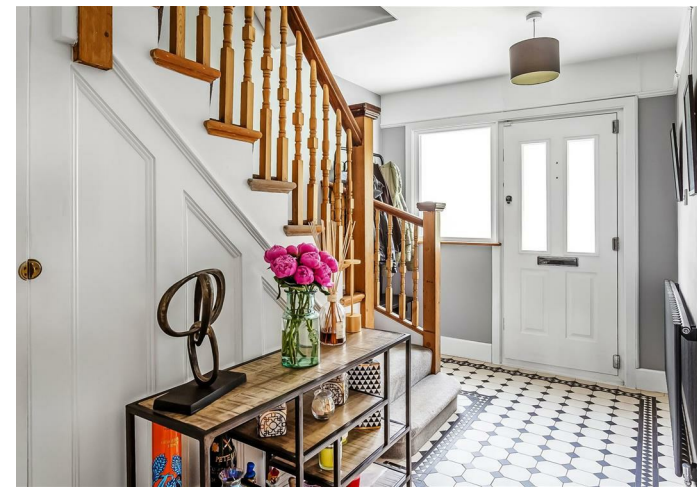
WILLIAMS HARLOW
FOR SALE

PARKSIDE

Ewell Road, Cheam Village, SM3 8AN
Offers In Excess Of £850,000 - Freehold

WILLIAMS
HARLOW





Williams Harlow Cheam – Simply named Parkside and possessing one of the most convenient Cheam Village locations; within yards of Cheam Park, Nonsuch School and Cheam Village high street, this extremely handsome family home. Houses in this location rarely come to market. The property offers that ‘to move for’ kitchen family room that we all crave; it’s A social hub for family and friends. With four bedrooms, period character and laid back charm we highly recommend your interest.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(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

An immaculate frontage welcomes you in. Internally, the property measures circa 1672 sq ft. An easy to use layout includes four bedrooms, cloakroom, lounge, superb kitchen family room, family bathroom and utility room. The décor across the property is homely and modern and will impress all visitors. Undoubtedly the room of the house is the kitchen family room, with its huge kitchen island, lounge space and dining space all in one incredible room. The bedrooms are spacious whilst the property retains its original architectural charm in many places.

Outdoor Space

Does an extra sunny, private rear garden which is easy to maintain sound attractive? With a deck off the bi fold kitchen doors, great for table, chairs and the BBQ, which leads onto the lawn. The lawn then leads to the bottom of the garden and the shed. High shrub borders maintain the privacy and ensure rest from long days and weeks in the outside world. The front garden has been designed to be forgotten, extremely low maintenance which impresses those who pass it's a house of quality. Views overlooking Cheam Park from the front aspect are very appealing.

The Area

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 5 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.

Why You Should View

To be within a stride of the Village centre but still have the peaceful surroundings of the glorious park can never be underestimated. For your children to walk to school in safety, for you to toddle home from one of the many restaurants in the evening, to be able to stroll to David Lloyd at a moment's notice, or maybe even meet friends in the park for a dog walk and catch up is incredibly enriching. The location is so important to our lives that the one compromise this house offers is the lack of off road parking is a worthwhile trade off.

Vendor Thoughts

"It's been an incredibly difficult decision to move, mainly spurred on by the kids having grown and moved out. We feel we have another move and possible project in us." We asked Peter about the parking, "we are so used to just parking in the side road, there is always space, for over 25 years it hasn't held us back"

Local 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
Glyn - Boys State - 11 - 18

Local Transport

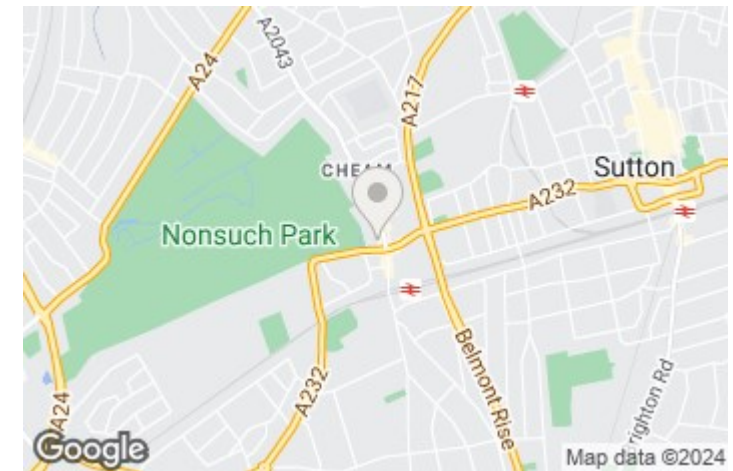
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

Pointers

- Four Bedrooms - Semi - Detached – Superb Kitchen Family Room - Ready to Move In – Sunny Rear Garden
- Moments of Park - Close to Nonsuch School - Moments of Cheam Village – Charming and Characterful

EPC AND COUNCIL TAX

C AND F

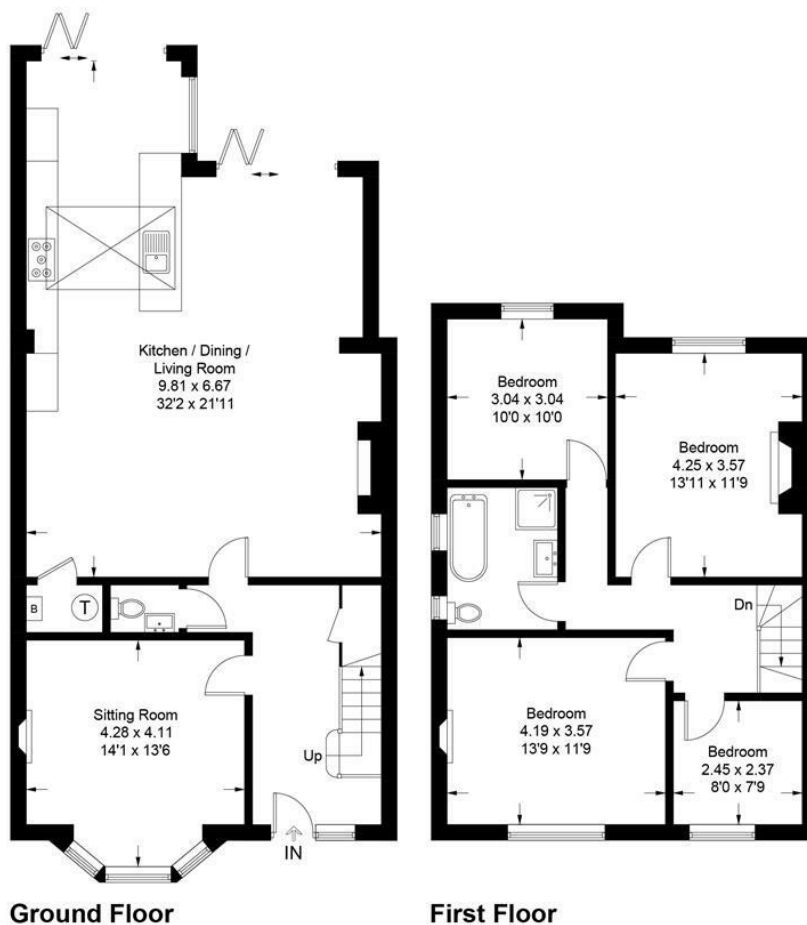


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Approximate Gross Internal Area = 155.3 sq m / 1672 sq ft



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. (ID1093518)

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