



Holmwood Road, Cheam, SM2 7JP
Offers Over £875,000 - Freehold

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**WILLIAMS
HARLOW**



Williams Harlow Cheam – Handsome detached Gleeson, 30's build in one of the most sought after Cheam locations. Excellent location for Nonsuch park, Nonsuch school and Cheam Village. With an immaculate interior and further potential for extensions should you wish them, view ASAP.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











THE PROPERTY

Picture perfect house with very tidy front garden and smart approach. Internally the décor is modern, homely and the layout maximises family life. Large hallway, lounge, open plan dining room onto kitchen, cloakroom, three first floor bedrooms and family bathroom. The kitchen dining room has great views via the bi fold doors.

OUTDOOR SPACE

Off street parking on the driveway in front of the garage. Front garden with path to front door and side access to rear garden. The pretty and private rear garden measures circa 85ft in length and 40ft in width. The smart patio leads around the house and provides the perfect footing to dine in style.

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 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.

WHY YOU SHOULD VIEW

It's just such an easy laid back house; ideal as is but changeable if required. The vendor is serious about moving and has found an onward property. Lastly the location is central for the very best of the area.

VENDOR THOUGHTS

"This is such a great base from which to live our family life. We often run in Cheam and beyond and having the park nearby is such a great feature. Additionally we have tried to make the most of the nearby trainline into central London"

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

Pointers –

- Three Bedrooms - Detached - Extension Potential - No
Modernisation Required – Large Frontage - Garage
- Superb Rear Garden - Close to Nonsuch School - Close to
Nonsuch Park – No Onward Chain

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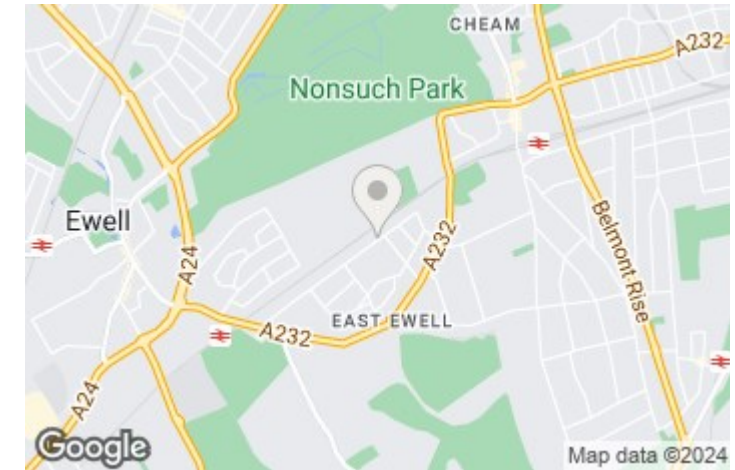
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Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

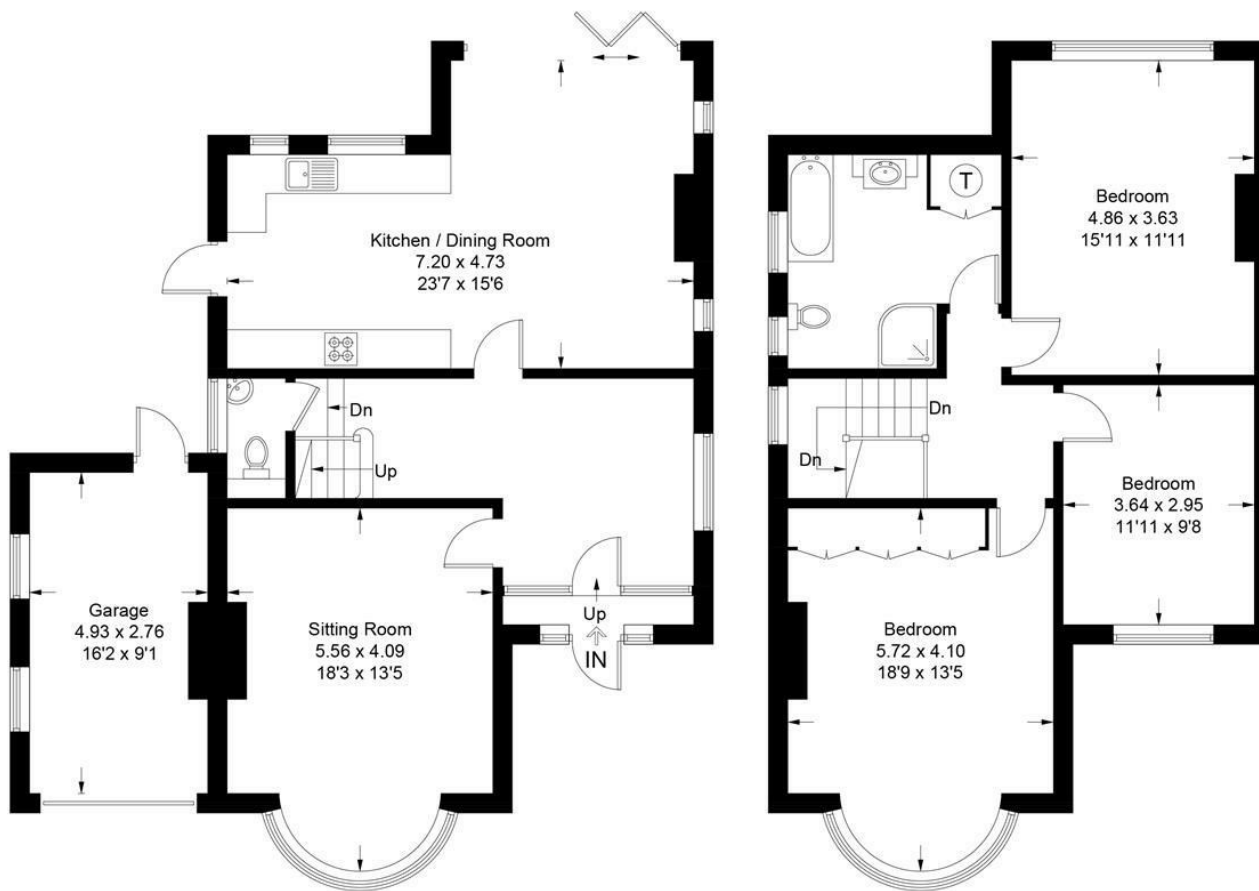
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Approximate Gross Internal Area = 142.0 sq m / 1528 sq ft

Garage = 13.7 sq m / 147 sq ft

Total = 155.7 sq m / 1675 sq ft



Ground Floor

First Floor

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. (ID1096284)

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