



Mulgrave Road, Cheam, Surrey SM2 6JX
Offers In Excess Of £700,000 - Freehold

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**WILLIAMS
HARLOW**



Williams Harlow Cheam – A three bedroom semi-detached house which is only a short walk from Cheam train station and Village centre. Good looking, parking and sunny rear aspect are all attractive features. The property is nicely presented and will serve just as well as a family house or downsizers home,

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









The Property

Attractively imposing from road and possessing kerb appeal. The property offers an original layout, good for those who wish to explore further potential, which is simple and easy to live with. The central hallway welcomes you in and locates the turning staircase to the first floor. Other ground floor accommodation includes two reception rooms and eat in kitchen. The first floor provides three double bedrooms, bathroom and separate toilet. The room sizes are generous and the décor friendly and homely. For those with the need or skill, the house presents a perfect opportunity to extend.

Outdoor Space

A sunny south facing garden measuring circa 79ft. Private and wide, the garden offers a patio for dining upon and lawn with planting for traditional planting.

The Local Area

Offering a walk into Cheam Village of under 10 mins has its advantages. Additionally, the short walk to the train station is most welcome after long days in central London or when your children are journeying home, should they use one of the other fab schools in the surrounding towns. The most convenient shops and post office are yards away. The area has been crafted over many years to cater for the modern family, with schools, sport and leisure activities galore.

Why You Should View

Location is key for any house and if you seek a family base where your children can walk home from any of the local schools or you yourself wish to walk into Cheam Village when you wish then this house is an affordable and attractive option.

Vendor Thoughts

Cheam is a fantastic place to live and has all the amenities you need within a short distance. We want to stay local but now looking to upsize with a growing family.

Features

- Three Bedrooms - Semi Detached - Two Reception Rooms - Homely Décor - Spacious Rooms - South Facing Rear Garden

Benefits

- Walk To Cheam Village , Trains and Schools - Potential To Extend - Sunny Rear Garden - Modern Interior

Local Schools

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

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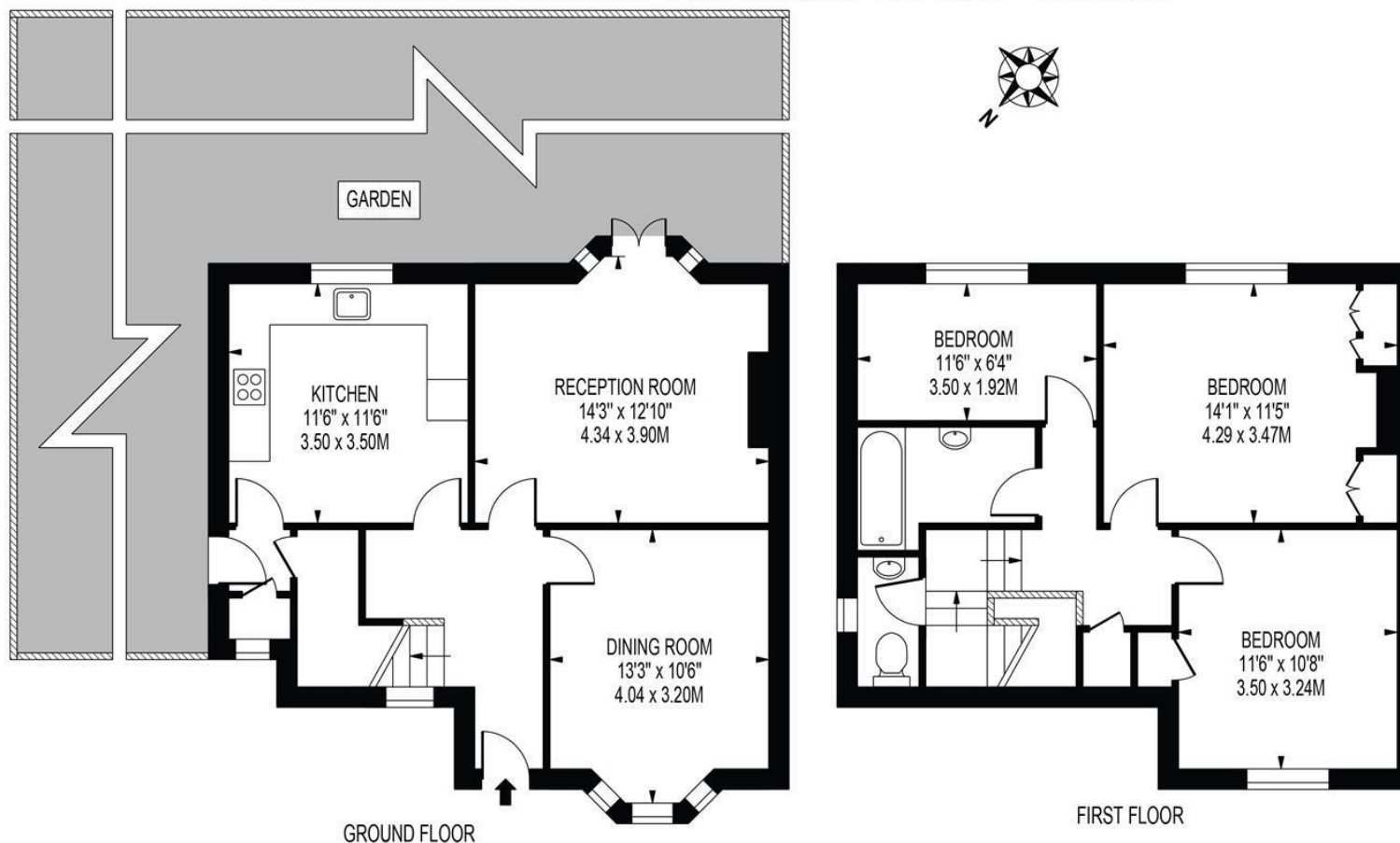
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MULGRAVE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1106 SQ FT - 102.73 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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