



Abbotts Road, Cheam,
Guide Price £735,000 - Freehold



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**WILLIAMS
HARLOW**











Williams Harlow Cheam- Ultra convenient location for Cheam High School, A large and modern family home ready to view.

The Property

An extremely popular 1930's semi detached style home.

Naturally larger than the norm and also extended to both the ground floor and the loft the property currently offers space to grow for most busy families. The ground floor has an open plan reception area which flows naturally into the kitchen dining room; feeling very spacious.

Where the old kitchen is as is now a home study, great for working from home or kids study. Located over the two upper floors, five bedrooms and two bathrooms in easy to use layout formation are found. You enter the house via the porch and hallway and access the rear garden via the side access or the large glass door from the dining room. The decor is modern whilst retaining character.

Outdoor Space

Large detached garage toward the end of the garden which does have external access and will be useful for storage of work goods or hobby projects. A private garden with lawn links the house and garage. The rear garden measures approximately 55ft x 28ft. The rear garden offers a lovely north west facing garden which is perfect for sitting outside with a drink at the end of the day.

The Area

North Cheam is very accessible just a stone's throw away from Cheam High School. The nearest train stations are West Sutton (Thameslink) and Cheam Village (Southern). The road is lined with well-maintained properties. Cheam is a sought after spot for its convenience, parks and transport links. The Village high-street is a great place to catch up with friends over a meal and coffee. Additionally, there is a large Sainsburys close by for grocery needs.

Vendor Thoughts

"We have happily raised a family here but now is the time to move back toward our elderly parents in North London"

Why You Should Buy

Being close to Cheam Village, West Sutton, North Cheam has major benefits for transport, shopping choice and ease. Having the added comfort of your children walking home in under 5 mins from Cheam High is a major plus.

Benefits

Walk to Cheam High - Walk to Cheam Village - Walk To West Sutton Station - Walk to Tesco - Walk to Cheam Park

Features

Driveway for Two Cars - Large Garage - Two Bathrooms - Semi Detached - 4/5 Bedrooms - Extended Kitchen - Home Office

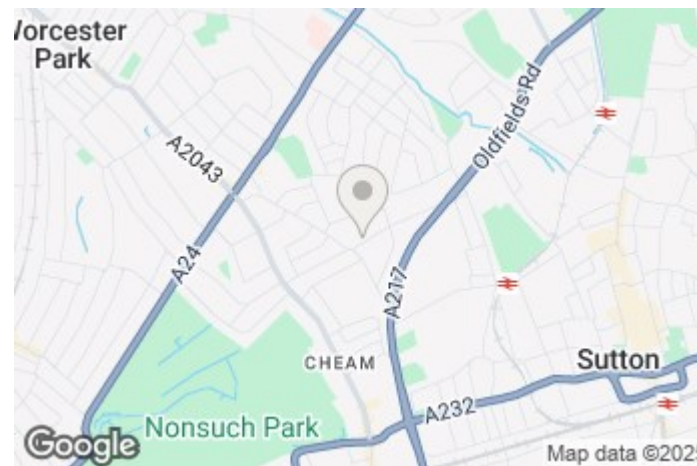
EPC and Council Tax

C and D

Why Williams Harlow

We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Cheam Office

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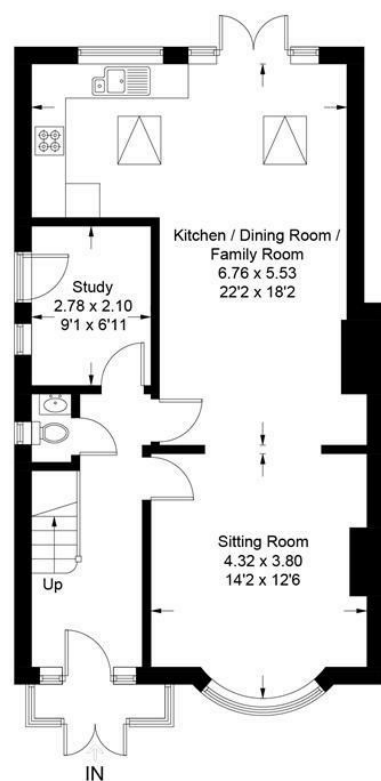
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

 = Reduced headroom below 1.5m / 5'0"

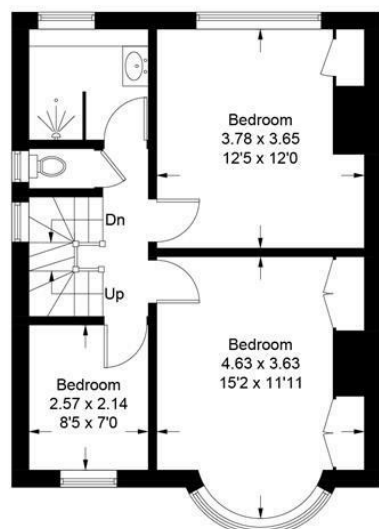
Approximate Gross Internal Area = 142.9 sq m / 1538 sq ft

Outbuilding = 34.8 sq m / 374 sq ft

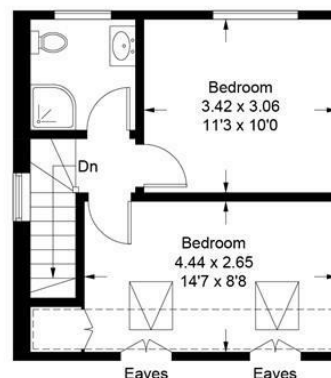
Total = 177.7 sq m / 1912 sq ft



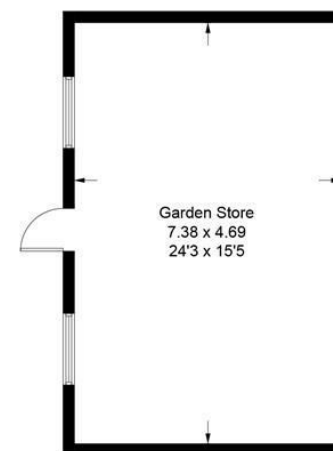
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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

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. (ID1151847)

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