



Kingsdown Road, Cheam,  
Offers In Excess Of £725,000 - Freehold

**WILLIAMS  
HARLOW**



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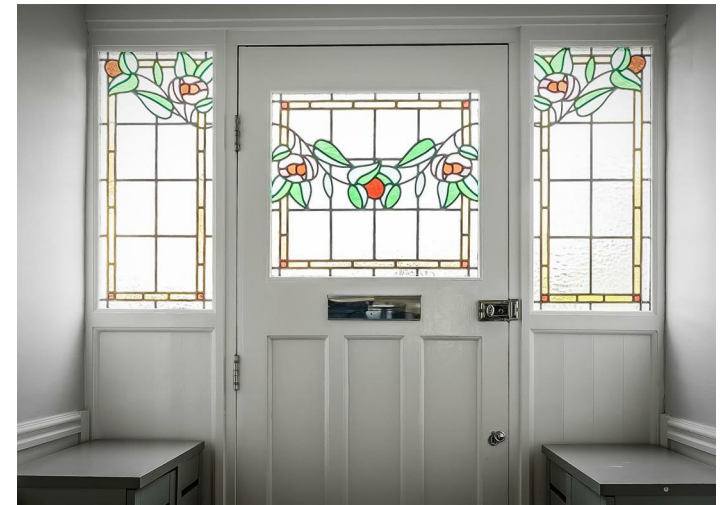


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Williams Harlow – A super four bedroom semi-detached family home in good condition, with lots of future potential for those who seek it. Located in a sought after Cheam road, walking distance to Cheam Village, with good local transport links and convenience stores close by.

### The Property

A tall property with kerb appeal, this house was built in the 1930's and has always been a family home. The layout is easy to use and the spacious rooms are attractively modern. Already having been extended via a loft conversion, the chance to further extend the ground floor will attract those that seek potential and have the vision for that kitchen family space. The accommodation comprises of: entrance hall, through lounge, kitchen, four bedrooms, two bathrooms. The décor is modern and any tweaks are only necessary for your personal taste.

### Outdoor Space

Paved driveway to front offers convenient parking and access to the front door. The rear garden is very pretty and relatively low maintenance. Circa 80ft in length, although this shape slightly dog legs which accentuates the length, and a super west facing direction. The garden is mainly lawn with shrub and tree borders.

### The Area

Taking full advantage of its location, it's a short walk of Cheam Village. Cheam Village is superb. A rich tapestry of community whilst bridging the charm of Surrey and buzz of Greater London. Part of the wider Sutton borough, Cheam offers some outstanding schooling, train lines and outdoor areas to enjoy. The Village centre, offering pubs, restaurants, convenience stores and stunning parks. Within 5 mins walk you will come across Waitrose, Cafe Nero, Prezzo and Pizza Express. Cheam train station provides regular links and services into Victoria and London Bridge.

### Why You Should View

Never under estimating how handy walking into Cheam Village is, this house also has Cheam park, Cheam High and lots of transport within short walks

### Vendor Thoughts

“This house has worked really well for us as a family and there is so much to see and do almost on your door step”

### Local Schools

St Dunstons - State- Mixed - Ages 5 - 11  
Homefield Prep - Fee - Boys - 3 - 13  
Sutton High - Girls - Fee - 3 - 18  
Nonsuch - Girls - Grammar - 11 - 19  
Cheam High - Mixed - State - 11 - 19

### Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
West Sutton Train Stn: Thames Link, Sutton to St Albans Via City Circa 40 Mins

Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.  
413 - Morden to Sutton  
213 - Kingston To Sutton  
151 - Wallington to Worcester Park

### Features

Four Bedrooms - Through Lounge – Two Bathrooms -  
Driveway – West Facing Rear Garden – Modern Interior

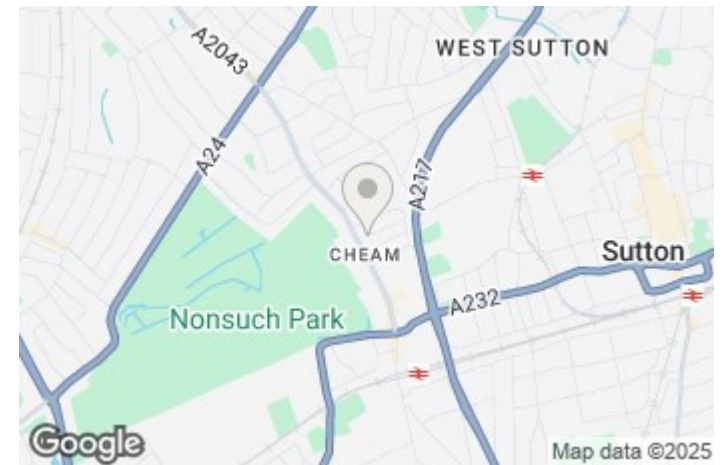
### Benefits

Walking Distance to Cheam Village – Close to Train Station and Transport – Lots of Local Schools – Potential To Extend – Family House

### EPC AND COUNCIL TAX D AND E

### 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.





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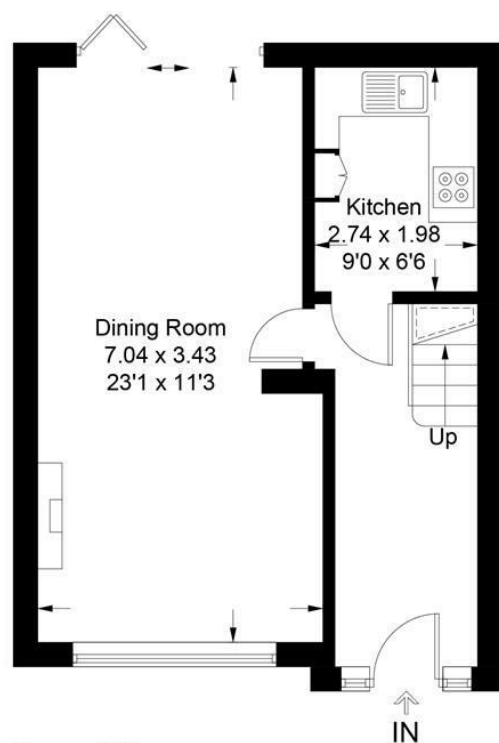
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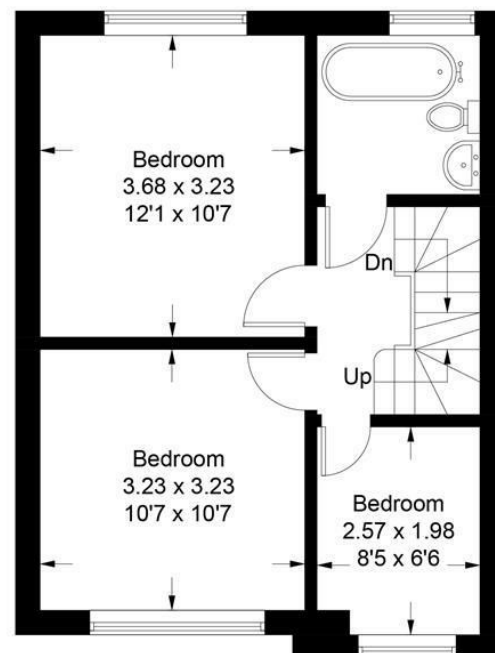
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

Approximate Gross Internal Area = 108.0 sq m / 1162 sq ft

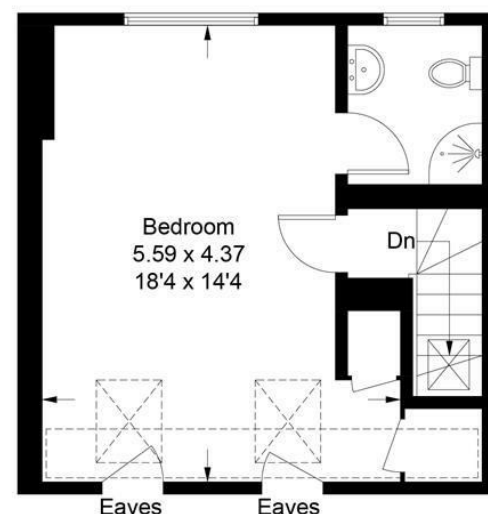
 = Reduced headroom below 1.5m / 5'0"




Ground Floor



First Floor



Second Floor

| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>86</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            | <b>64</b> |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            |           |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| 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. (ID1185338)

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