



Anne Boleyns Walk, Cheam Village, Surrey  
Offers In Excess Of £1,100,000 - Freehold

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WILLIAMS  
HARLOW











Williams Harlow Cheam – Found within one of the most desirable Cheam Village Roads, this detached and sizable three double bedroom family home. Handsome and characterful, the property interior is stylish; perfect for the modern family. Within a short walking distance of shops, schools, restaurants and trains into London it pretty much has everything you need on hand.

### The Property

Three sizable double bedrooms, three reception rooms, spacious modern kitchen, entrance hall with cloakroom, bath room with lavatory and additional second lavatory complete the accommodation. The décor is neutral and modern whilst celebrating the original character. The ground floor layout has been planned to ensure multi functionality; space for family and friends to gather, whilst other dedicated rooms to host study/work from home and lounging, it works very well. The bedrooms are very good all round sizes and of course the potential to extend STPP if further space is required. The lux bathroom offers all the latest trends such as herringbone tiles, polished bronze fittings and a vanity unit with heated and lighted above mirror.

### Outdoor Space

With parking for at least two cars to the front driveway alongside the pretty front garden, the house has real kerb appeal. The South facing rear garden measures a little over 90ft and is private and mature.

### 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

Combining the best of location, property type, local amenity and décor, this house is the perfect all round family house.

### Features

Three Double Bedrooms - Luxury Kitchen and Bathroom - Three Lavatories - Study/Office - South Facing Rear Garden - Driveway - Large Lounge

### Benefits

Close to Trains, Shops, Schools And Sporting Facilities - No Work Required - Potential To Extend If Sought - Sought After Location - Sunny Rear Garden

### Local Schools

Nonsuch Girls - Grammar - 11 - 19  
St Dunstons - CoE primary school - 3 - 11  
Sutton High - Fee Paying - Ages 3 - 18  
Cheam High - State - 11 - 19  
Cuddington Croft - State - 3 - 11  
Avenue - State - 3 - 11  
Glyn - Boys State - 11 - 18

### Local Transport

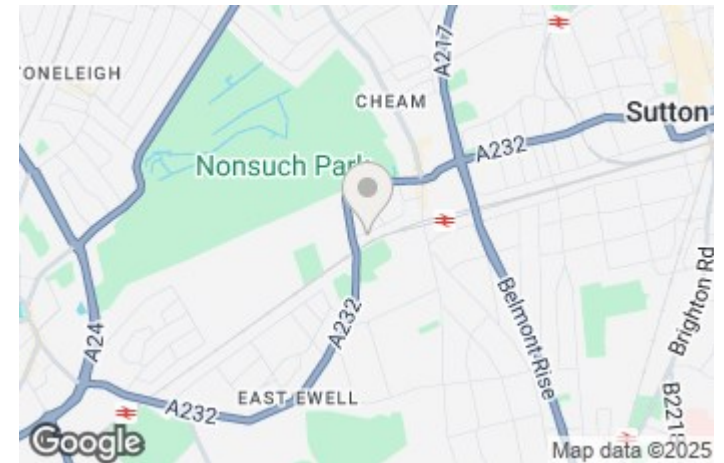
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
Bus Routes from Cheam Village -  
151 - Wallington to Worcester Park.  
213 - Kingston Tiffin Sch to Sutton.

SL7 - West Croydon to Heathrow  
X26 - West Croydon to Heathrow Via Kingston

### EPC AND COUNCIL TAX D AND F

### 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

Call: 020 8642 5316

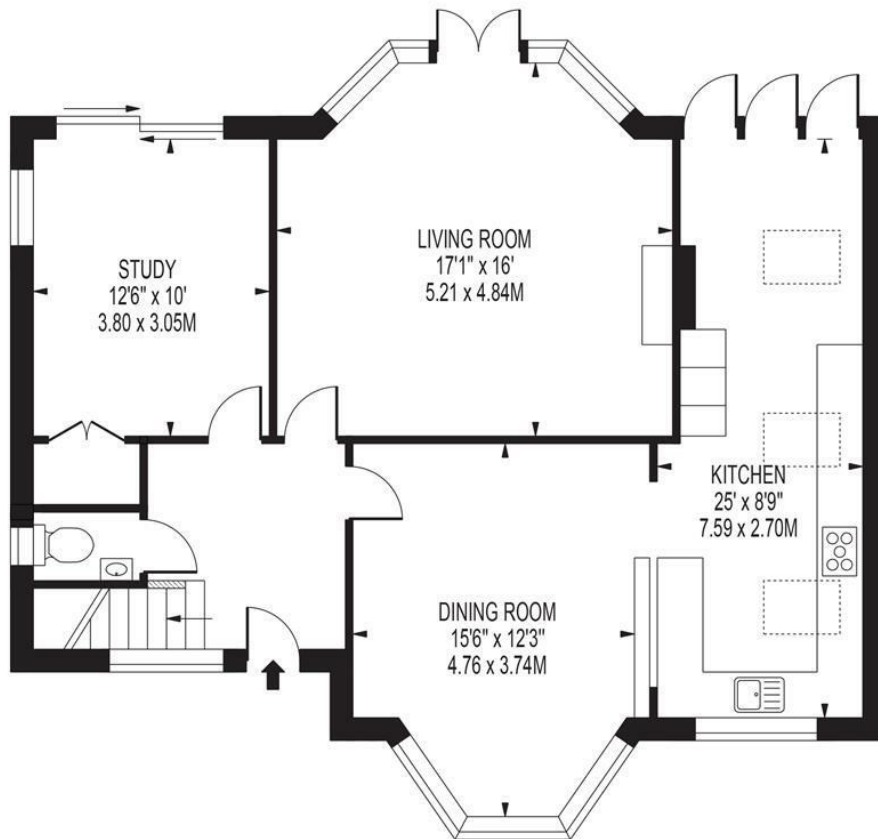
5 The Broadway, Cheam, Surrey,  
SM3 8BH

[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

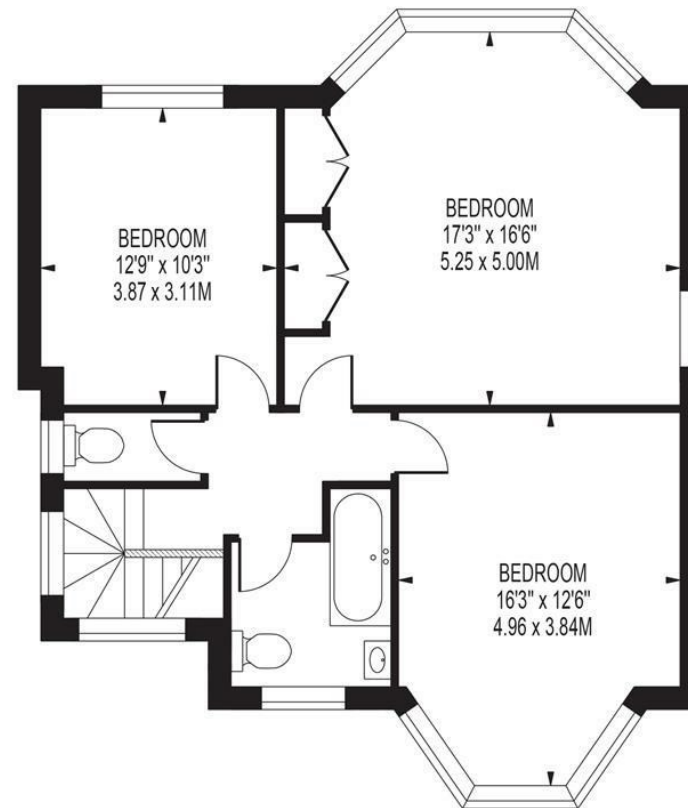
[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

## ANNE BOLEYN'S WALK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1629 SQ FT - 151.32 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 81                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         | 56                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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