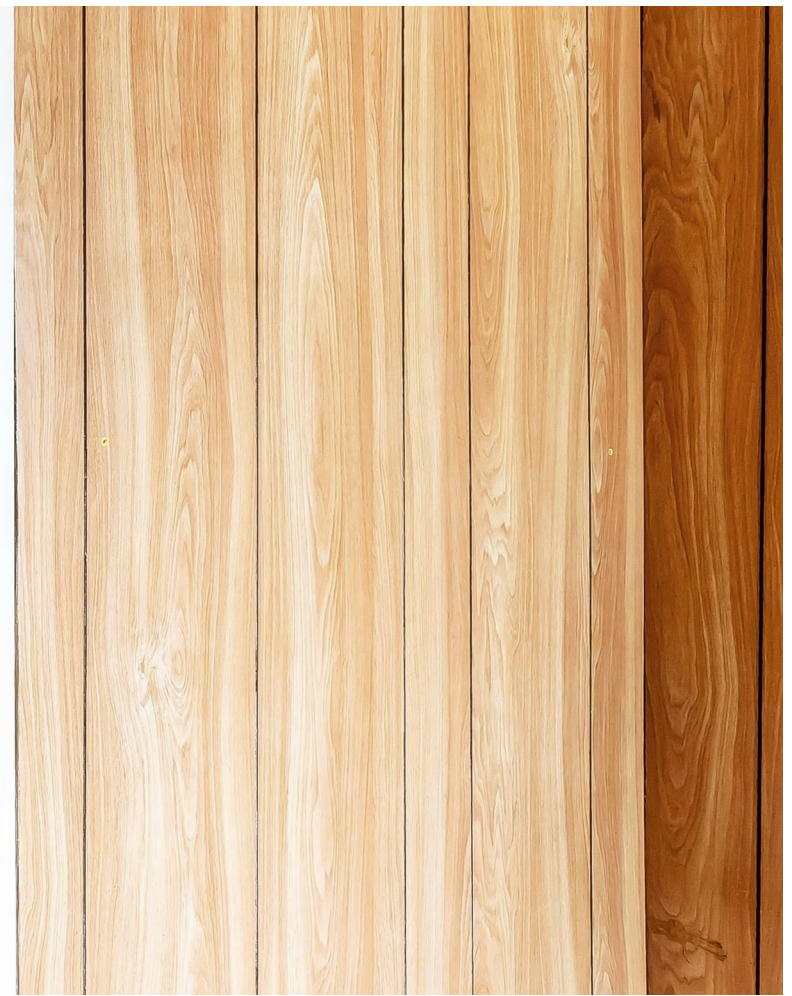




Belmont Rise, Cheam, Surrey
Offers In Excess Of £700,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam – A handsome semi detached house within a short walk from Cheam Village, Cheam train station and The Avenue school. Having been a family home for over 40 years, it is now the perfect opportunity for the new custodian to modernise in their style and preference. Offered without an onward chain and ready to view now, we urge you to view ASAP.

The Property - Full Of Potential

A three bedroom semi detached house with two reception rooms, spacious entrance hall, kitchen with lean-to utility room, first floor bathroom and garage to the side. There is lots of potential to be explored with similar houses being extended to side, rear and loft. The property is dated and does require modernisation.

Outdoor Space - Mature With Charm

The mature rear garden measures circa 112 ft and the paved front certainly has space for at least two cars.

Local Area - Sought After

This house is located on Belmont Rise, a busy road by all accounts and this certainly should be considered before viewing. That said the benefits far outweigh the negatives and the ability to walk to Cheam Village in this locality is exceptional. Local schools include The Avenue, Harris Academy, Nonsuch and Sutton High.

Why You Should Buy -

Why buy a house that you think is in good condition only to find out that much more needs to be done that first thought? Here you will know that everything will be new and future proofed for years to come once you undertake the work. Not many of these opportunities remain in this vicinity.

Local Transport - Excellent Links

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.
X26 - West Croydon to Heathrow Via Kingston

Local Schools - Many Walking Distance

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11 OUTSTANDING
Nonsuch Girls - Grammar - 11 - 19
Harris- Mixed State - 11 - 18

Features - Simple

Three Bedrooms – Two Reception Rooms – Garage to Side –
First Floor Bathroom – 112 Ft Rear Garden – Off Street
Parking

Benefits - Choice From Location

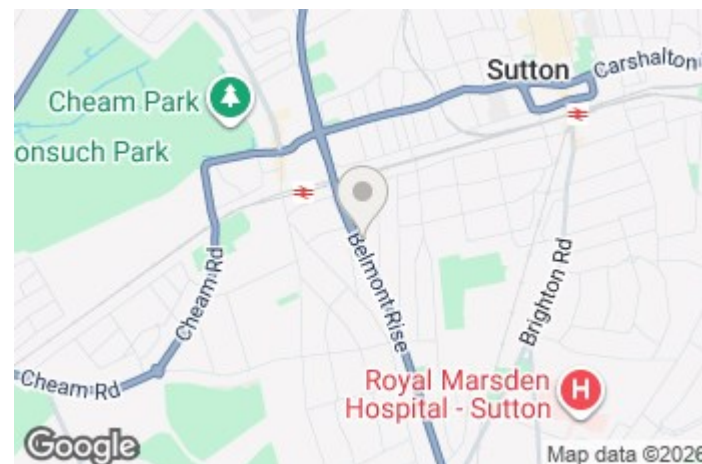
Walk To Cheam Village – Walk To Cheam Train Station – Walk
To The Avenue School – No Onward Chain – Potential To
Extend And Or Modernise

EPC And Council Tax

TBC 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.



Cheam Office

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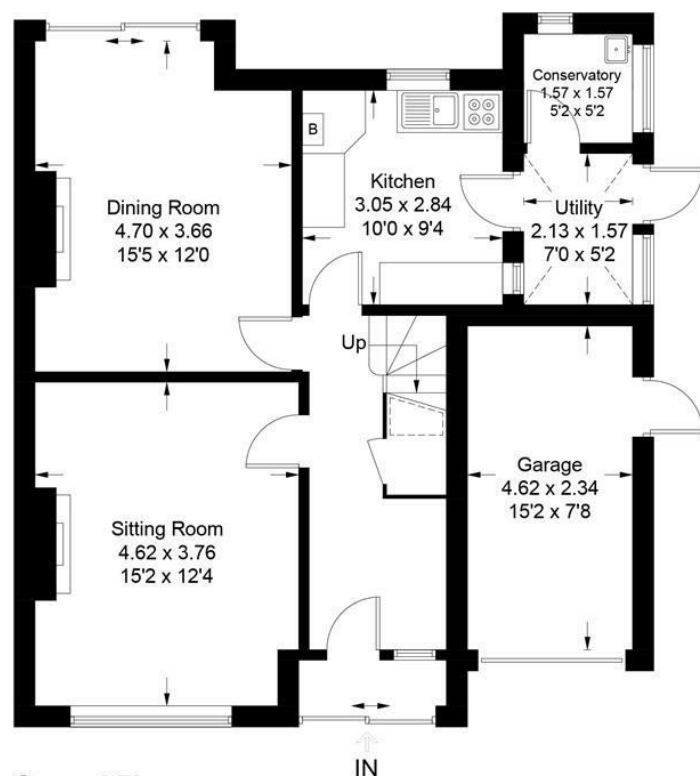
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

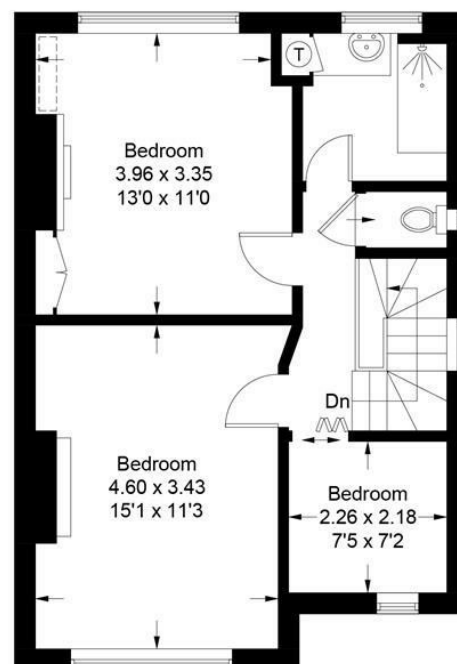
Approximate Gross Internal Area = 112.3 sq m / 1209 sq ft

Garage / Outbuilding = 17.7 sq m / 190 sq ft

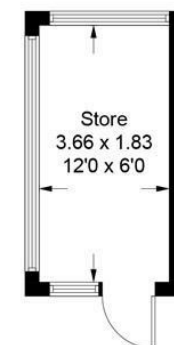
Total = 130.0 sq m / 1399 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(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. (ID1321468)

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