



53 CHEAM ROAD
EPSOM, KT17 3EB

£1,100,000
FREEHOLD

An attractive 1920's built four bedroom detached family house on a generous plot, conveniently situated for commuting into London and with excellent schools nearby.


**BURTON
MATTHEWS**

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The accommodation on the ground floor comprises an entrance hall, lounge, family room, dining room, kitchen/breakfast room and downstairs w.c..

On the first floor there is a master bedroom and a double bedroom, both with en suite shower rooms, two further bedrooms and a family bathroom.

Outside the property offers ample off street parking to the front and a mature, secluded rear garden measuring 60ft wide and 104 ft long.

The property is a very short walk away from Ewell East mainline station with services to London Waterloo & London Bridge and within the catchment area of a number of good primary and secondary schools including Glyn Technology School and Nonsuch High School for Girls. Local shops, restaurants and pubs are a little over 0.5 of a mile away in the village centre.

Additional Information

Local Authority – Epsom & Ewell

Council Tax – Band F

Viewings – By Appointment Only

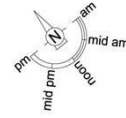
Floor Area – 2188.00 sq ft

Tenure – Freehold



Cheam Road, KT17

Approximate Gross Internal Area = 203.3 sq m / 2188 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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