



Holland Avenue, Cheam,
Offers In Excess Of £1,300,000 - Freehold



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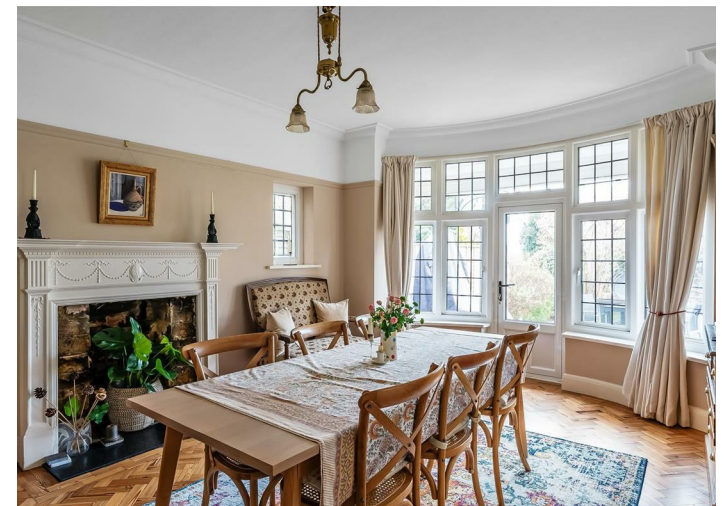


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**WILLIAMS
HARLOW**











Williams Harlow Cheam- A handsome and substantial six double bedroom Burton built house set in a sought after road within easy reach of Belmont and Cheam villages; both with train stations offering services into central London. Local schools are highly regarded and include, amongst others, Avenue Primary Academy and Nonsuch High School for Girls.

The Property

Once inside, the property offers a smooth blend of glorious architecture and cool modern décor. The layout includes large rooms offering plenty of space for growing families. Set over three floors, the accommodation comprises spacious entrance hall, three well proportioned reception rooms, good sized kitchen, downstairs cloakroom/WC, four first floor bedrooms serviced by a family bathroom, separate WC and finally on the second floor, two further double bedrooms and a shower room/WC.

Confidently accomplished in its ability to comfortably accommodate large family units, the house effortlessly delivers a calm and homely ambiance in what must be at times an ultra busy schedule of comings and goings.

Glorious architectural curves, windows and fireplaces are dotted throughout and act as foundations to the off whites colour schemes and wooden floors. In all a very impressive interior.

Outdoor Space

The house has kerb appeal in its clean lines, dual pitched roof and two storey bay windows. The frontage is hedge enclosed for privacy and offers plenty of space for parking on the drive and access to the garage. The garage has been lined for storage and workshop use.

Externally, facing south west, the back garden measures approximately 80ft long x 50ft wide and is mainly laid to lawn. The large patio works between house and lawn.

The Area

Locally, the area offers plenty for professionals, couples and families. Commuting is easy from the surrounding train stations at Cheam, Belmont and Sutton. Shopping facilities can be found in the nearby town centres or further afield at Sutton, Epsom or Kingston-upon-Thames which can be accessed by car or the various bus routes nearby. Leisure facilities include tennis clubs, parks and fitness centres whilst schools in the London Borough of Sutton are sought after including Avenue primary (which is rated as outstanding), the Harris Academy and grammar schools at Nonsuch, Sutton Grammar and Wilsons. The M25 can be reached directly from the nearby A217 and offers the traveller easy access to Gatwick, Heathrow and the South Coast.

Vendor Thoughts

"We have loved this house and this house has worked hard for us. Were it not for the fact of a need to relocate we would most certainly have stayed for many more years"

Why You Should View

In summary, this house presents a compelling long term family home in a prestigious, sought after area within easy reach of London but never far from secure family orientated necessities. A gorgeous house with cool interior ensures this is a strong contender for any search.

Local Schools

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

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

Features

Six Bedrooms - Three Bath/Shower Rooms - Cloakroom/WC - Three Reception Rooms - Fitted Kitchen - Off Street Parking - Garage - Modern Décor - Spacious Interior - Period Architecture - Fireplaces - Wooden Floors

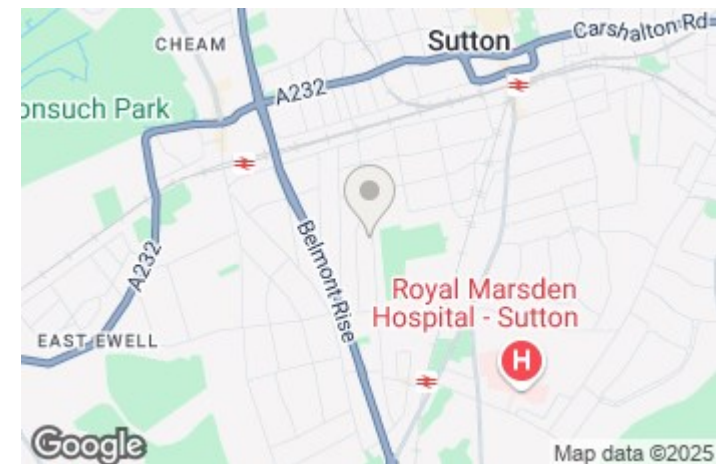
Benefits

Well Regarded Local Schools - Trains into Central London - EPC EER Rating F - Lined Garage - Close to Avenue Road School - Close to Belmont Village - Close to Sutton and Cheam Centres - Sought After Road - Close to Park - Close to Bus Routes - Easy Access On To A217 and Beyond to M25 AND A3

EPC AND Council Tax D AND G

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.

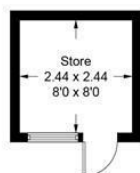


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 236.6 sq m / 2547 sq ft

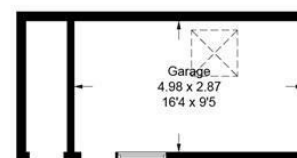
Outbuildings = 23.2 sq m / 250 sq ft (Including Garage)

Total = 259.8 sq m / 2797 sq ft



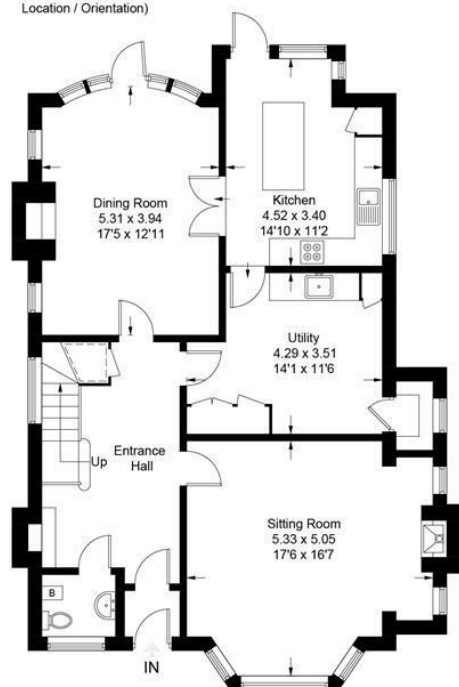
Outbuilding
(Not Shown In Actual
Location / Orientation)

 = Reduced headroom below 1.5m / 5'0

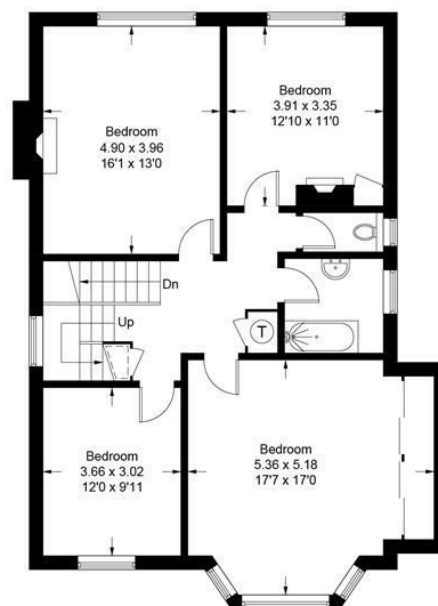


Outbuilding
(Not Shown In Actual
Location / Orientation)

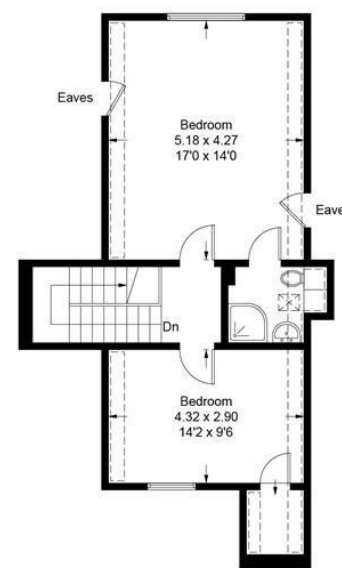
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



Second Floor

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. (ID1168453)