



Arundel Avenue, Epsom,
Offers Over £1,150,000 - Freehold

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**WILLIAMS
HARLOW**











Williams Harlow Cheam – A spacious detached house which is ideally located for Ewell Village, Glynn and Nonsuch Schools and Nonsuch Park. The house benefits from a converted double garage to a play room, off street parking and an immaculate interior. Head lined by five bedrooms, three bathrooms and a spacious kitchen dining room. An impressive house all told and one which will be popular with families.

The Property

These houses have always been and continue to be sought after. They are easy to live in and with whilst the age of construction mixes character with modern touches to bridge both. This house is an obvious home and the property is very well presented throughout and loved. Accommodation includes five bedrooms, three bathrooms, through lounge, study, ground floor lavatory, hallway, kitchen dining room and utility room. The first floor comprises five bedrooms, three bathrooms and landing. External space includes the converted garage into a day room.

Outdoor Space

Surrounded by pretty gardens front and back, the house greatly benefits from these gardens in both character and use. There is a driveway to the double garages and side access into the playroom.

The Area

The location is superb; just outside Ewell Village and minutes from Ewell East and Ewell West train stations, it's very convenient for commuters and shoppers alike. Depending on age and needs, the area has something for everyone, from Nonsuch and Glynn schools to Nonsuch park and David Lloyd health centre. The local rugby fields host a car boot sale most Saturdays for general interest and the village centres are good for café society lunches and convenience. Going toward Banstead, Cuddington golf course isn't far away. The area is diverse and rich in amenity value.

Why You Should View

Whilst the close proximity to Glynn boys school will attract many, its a modern house which offers the perfect chance to

set up home within short distances of excellent additional schools, transport, shops and miles of parkland. Its a potential move in option with excellent interior condition and the added benefit of the double garage.

Vendor Thoughts

"The almost immediate access to Nonsuch Park really appealed to us when we saw this house all those years ago. Since then we have cherished the quiet location and community feel"

Benefits

Walking Distance To Nonsuch Park - Walking Distance To Ewell Village - Excellent Internal Condition - Walking Distance To Glynn - Walking Distance Nonsuch Girls

Features

Five Bedrooms - Detached - Three Bathrooms - Kitchen Dining Room - Double Garage - Spacious Lounge - Driveway - 2071 Sq Ft - Study

Local Transport

Ewell East Station – Same line as Cheam – Southern Service - Circa 36 mins. Epsom - Circa 7 mins.

Ewell West Station – Waterloo and Guildford – South Western Service – Circa 33 mins to Waterloo

Cheam Train Station - London Victoria and London Bridge - Southern Service

Local Bus Routes:

406 – Epsom to Kingston

293 – Epsom to Morden

470- Epsom to Colliers Wood

467- Epsom to Chessington

E16- Epsom to Worcester Park

S2- St Helier to Epsom

Local Schools

Ewell Castle – Mixed – Fee paying – 3 – 18

Glynn – Boys – State – 11 – 18

St Dunstons - State- Mixed - Ages 5 - 11

Sutton High - Girls - Fee - 3 - 18

Nonsuch - Girls - Grammar - 11 - 19

Cheam High - Mixed - State - 11 – 19

Cuddington Croft – Mixed – State – 3 – 11

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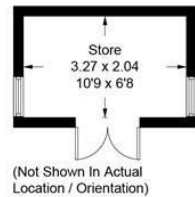
Why Williams Harlow

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.

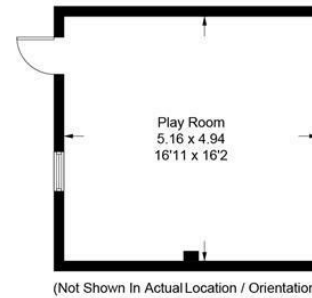


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 192.4 sq m / 2071 sq ft
Outbuildings = 32.2 sq m / 346 sq ft
Total = 224.6 sq m / 2417 sq ft



= Reduced headroom below 1.5m / 5'0"



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. (ID1219273)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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

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