Holland Avenue, Cheam,

Offers In Excess Of £900,000 - Freehold

5 2 4

WILLIAMS HARLOW

MINUTE
BATHROOM

Williams Harlow Cheam - An extra large five bedroom semi detached house dating from an earlier Sutton period which celebrated and retains certain character detail such as fireplaces. Very impressive room sizes, ceiling heights and a glorious mix of the modern (kitchen and bathrooms) with the old (fireplaces and high skirts and plate rails) are on offer throughout. Holland Avenue is very close to Avenue school and is between Belmont, Sutton and Cheam.

The Property - Spacious

A rare find, this house incorporates an already large interior with potential for more more via the double garage and loft depending on your needs and wants. Regardless, the current offering is a large five bedroom house with integral double garage, multiple reception rooms and bathrooms all adorned with period detail. Most bedrooms, all on the first floor, include some fitted storage or wardrobes and there are two bathrooms to host them. Downstairs, there are four reception spaces on hand which include dining room x 2, lounge and garden room. The modern kitchen has a separate utility room for busy family life and the level is completed with entrance hall and lavatory.

Outside Space - West Facing Gdn

A private rear garden which faces west and includes lawn and raised patio, measuring circa 80ft at the mid way point. The frontage includes driveway to garage from which two parking spaces are available.

Local Area - Close To Avenue School

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. Holland Avenue is a popular tree lined road close to Avenue Primary school and Belmont Village with its train station linking London Victoria.

Why You Should Buy

Great road, great area, lots of potential, spacious as is, west facing garden, double garage; what is not to love?

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

Five Bedrooms - Two Bathrooms - Four Reception Rooms - Double Garage - West Facing Garden - 2366 Sq Ft - Ground Floor Lavatory - Utility Room - Period Features

Benefits

- Sunny Rear Garden - Parking To Front and Road - Potential To Extend - Modern Kitchen and Bathrooms

Reasonable Walk To

Overton Park - Avenue School - Harris Academy - Belmont and Cheam Train Stns - Belmont Bus Garage - Cheam Village

Reasonable Drive To

Epsom - Sutton - A217 - A3 - M25 - Banstead - Kingston - Gatwick - Heathrow

Epc And Council Tax

C 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.

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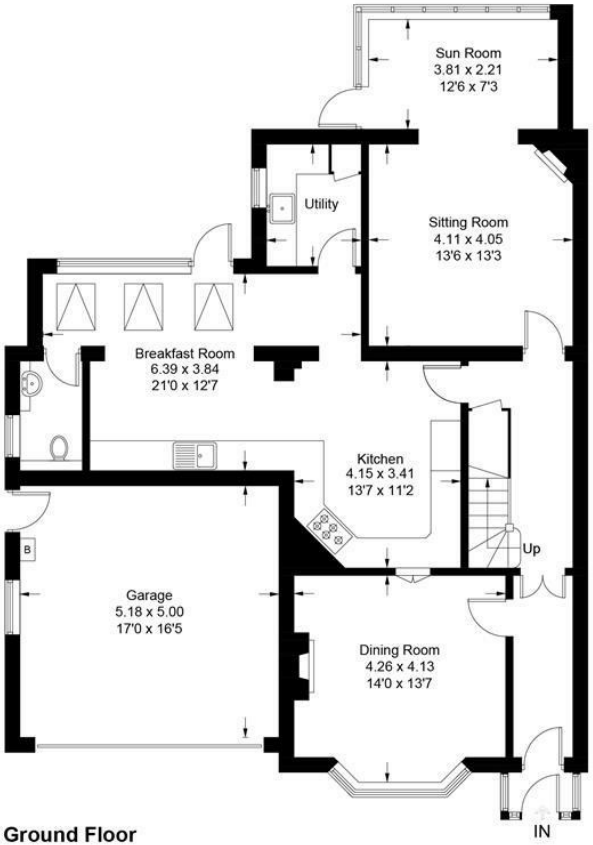
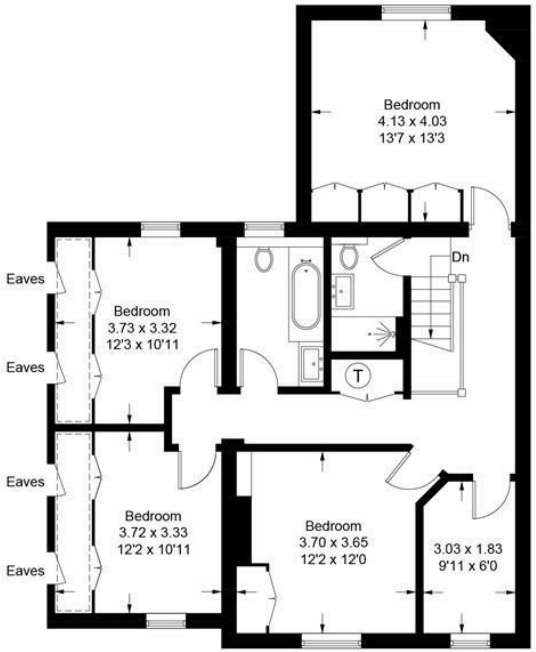
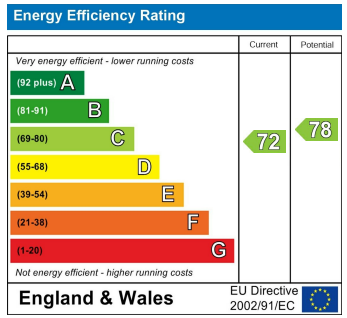
Approximate Gross Internal Area = 193.4 sq m / 2082 sq ft
Garage = 26.4 sq m / 284 sq ft
Total = 219.8 sq m / 2366 sq ft
= Reduced headroom below 1.5m / 5'0



Ground Floor



First 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. (ID1338781)

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