



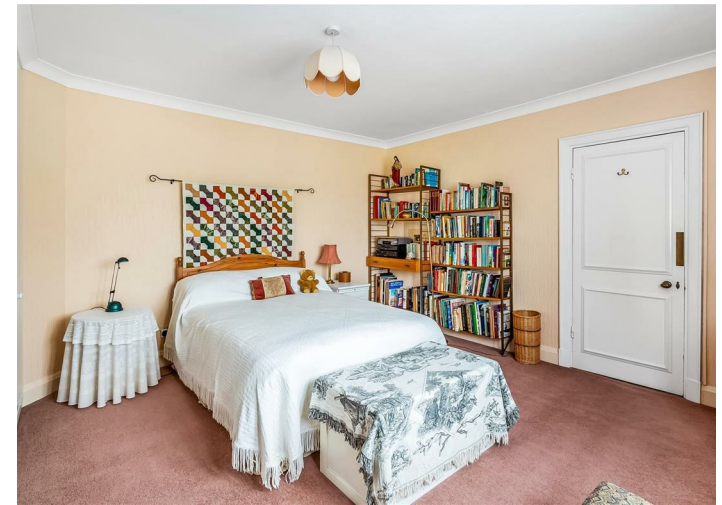
Howell Hill Grove, Epsom,
Guide Price £1,300,000 - Freehold

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**WILLIAMS
HARLOW**











Williams Harlow Cheam – EXCEPTIONAL PRICE, EXCEPTIONAL LOCATION. Entering market for the first time since 1969 is this handsome detached house. Located within the private Howell Hill estate and within short distances from Nonsuch and Glynn schools, we are excited and honoured to represent this property of distinction.

The Property

Extremely handsome and considered in every way, this large detached house holds the eye on approach. Set behind the hedge row and the carriage drive way, you'll find your way to the centralised entrance porch and into the entrance hall. Ground floor rooms surround the entrance hall and include drawing room, dining room, study, lavatory, kitchen dining room with pantry. The first floor mirrors the ground floor with rooms surrounding the landing, these include four double bedrooms, dressing room, two bathrooms and separate lavatory. Facilities within the bedrooms include wardrobes and wash hand basins. The property is spacious, elegant and proud yet offers the chance for the next chapter to be written through potential to utilise the large loft and/or redecoration. Lastly there are two front facing integral garages which can be kept or developed within the accommodation.

Outdoor Space

A sunny south east facing garden which is well stocked and mature. It's an obvious expression of the vendors love for the house and the peace they feel through the space. It takes a life time to create a garden and the vendor has been successful in the hard work they have put in. The garden wraps around the house and has side access and a side patio with vegetable bed.

The Local Area

The location is superb; between Ewell and Cheam Village and minutes from Ewell East train station, 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 rugby fields, within a few hundred yards, 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

Between Ewell East and Cheam, Howell Hill is an exclusive private estate of sizable property. Excellent for trains and access to both village centres, mixed with easy access to the best schools and you have the recipe for supported family life for many years to come.

Features

Four Bedrooms – Two Bathrooms – Two Garages – Four Reception Rooms – Parking – South Facing Rear Garden – Very Well Presented – Kitchen Dining Room -

Benefits

Sought After Road – Close to Excellent Schools – Close to Buses and Trains – Detached – Potential To Modernise or Increase Existing Space -

Local Schools

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
Ewell Castle – Mixed – Fee paying – 3 – 18
Glynn – Boys – State – 11 – 18

Local Transport

Ewell East Station – Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Cheam Train Station - London Victoria and London Bridge - Southern Service (same line as Ewell East)
Ewell West Station – Waterloo and Guildford – South Western Service – Circa 33 mins to Waterloo.
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

Council Tax and EPC

G and TBC

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

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,

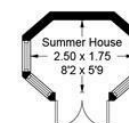
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Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances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

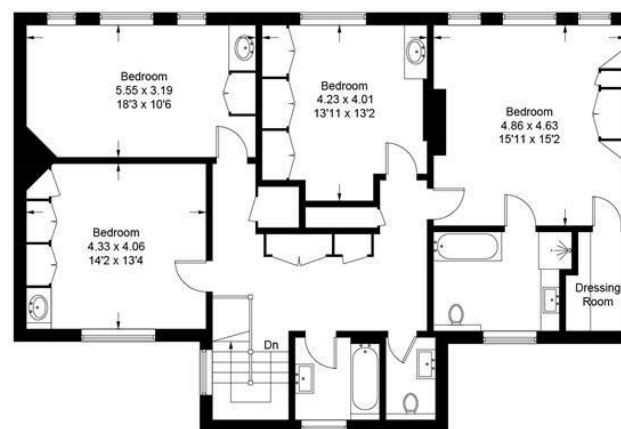
Approximate Gross Internal Area = 260.5 sq m / 2804 sq ft
Outbuildings = 54.8 sq m / 590 sq ft
Total = 315.3 sq m / 3394 sq ft



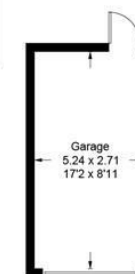
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Garage

(Not Shown In Actual Location / Orientation)

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. (ID1205847)

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| 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 | 70 | 77 |
| | EU Directive 2002/91/EC | |

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