



Northey Avenue, South Cheam,  
Offers In Excess Of £1,125,000 - Freehold



**WILLIAMS  
HARLOW**











Williams Harlow Cheam – A South Cheam detached house with super garden views over the rear fields. A location which takes full advantage of local amenities such as Cuddington Croft, Avenue, Glynn, Nonsuch Girls schools and a house which provides spacious and practical accommodation for the everyday. Offered with no onward chain and ideal for your family life over the next generation.

## The Property

This house is all about making life easy. Spacious reception rooms to include a snug/study, a through lounge from two original knocked through reception rooms, an eat in kitchen-dining room with an abundance of space to eat, laugh and share precious moments. Maximising the kitchen, there is a separate utility room which is perfect for muddy dogs after walks and drying clothes. The entrance hall and cloak room complete the ground floor. The first floor includes four bedrooms and family bathroom with shower and bath. The master bedroom has been created from two bedrooms, historically knocked through and if you want more bedrooms from the space then simply toggle the layout. There is also extra potential for the loft should you have grand designs. Lastly the integrated garage has direct access into the house.

## Outside Space

A south facing rear garden measuring circa 90ft. Charming and restful, the rear garden feels special and cocooning. Included within the garden, the summer house/office is also ideal to work from or use as a home gym or studio. Beyond the rear garden the fields provide depth and views, the house has a gate which provides direct access. The frontage offers off street parking for several cars and the porch acts between the drive and the main house.

## The Local Area

Cheam Village is superb and if you haven't visited, you must. It's very much like lots of other Surrey towns in that it offers excellent commuting links, a nice high street with lots of independent shops and crafts as well as the national chains, excellent schooling and green open spaces. However it's the general relaxed and peaceful neighbourhood which allows for you to take evening walks without a second thought and the community where people feel invested. Within a very short walk, you will find Cheam train station and a

choice of tennis clubs. Again within 5 mins and you will be ordering a flat white in one of the various coffee shops on the high street. From Cheam train station, you can journey to London Victoria or London Bridge in around 35 mins. Surrounding towns include Banstead, Sutton, Epsom and Carshalton. Road networks include the M25, A3 and A217. Gatwick and Heathrow are easily drivable in circa 40 mins and with the excellent road and rail networks the South coast is readily accessible. South Cheam also indulges the sporting types with golf, tennis, rugby and cricket. Being so close to Epsom, it's great for horse owners also.

## Vendor Thoughts

"We moved here in 2004 and always with a view of raising a family here. 22 happy years later and with grown up children, we now seek our down size. The kitchen extension has been one of the best things we have done and it's transformed the way we use the house. It opened the house up to more specific uses through the days and seasons; winter around the burner and summer via the bi-fold doors into and out the kitchen family room. The snug/study always worked well for us all"

## Why You Should Buy

For ease of purchase the house is offered without an onward chain. Secondly the property offers already extended accommodation which is good to go for families wanting to walk to the local schools.

## Features

Four Bedrooms – Shower/Bath Room – Ground Floor Lavatory – Garage – Kitchen Family Room – South Facing Rear Garden – Off Street Parking – Separate Utility Room – Ground Floor Lavatory – Integrated Garage -

## Benefits

No Onward Chain – Walk To Nonsuch Park – Walk To Cuddington/Nonsuch/Avenue – Walk To Cheam And Ewell East Train – Direct Access To Fields from Rear Garden – Work Or Study From Home

## 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

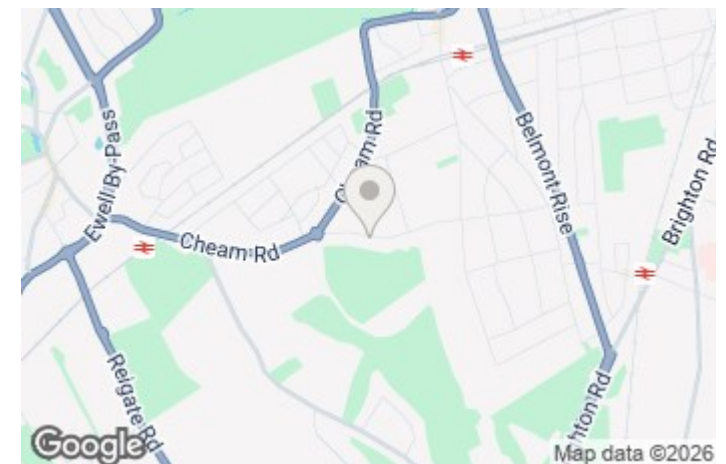
Ewell East Station – Same line as Cheam – Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
Cheam Train Station - London Victoria and London Bridge - Southern Service  
Ewell West Station – Waterloo and Guildford – South Western Service – Circa 33 mins to Waterloo.  
Local Bus Routes:  
406 – 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

## EPC AND COUNCIL TAX

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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.

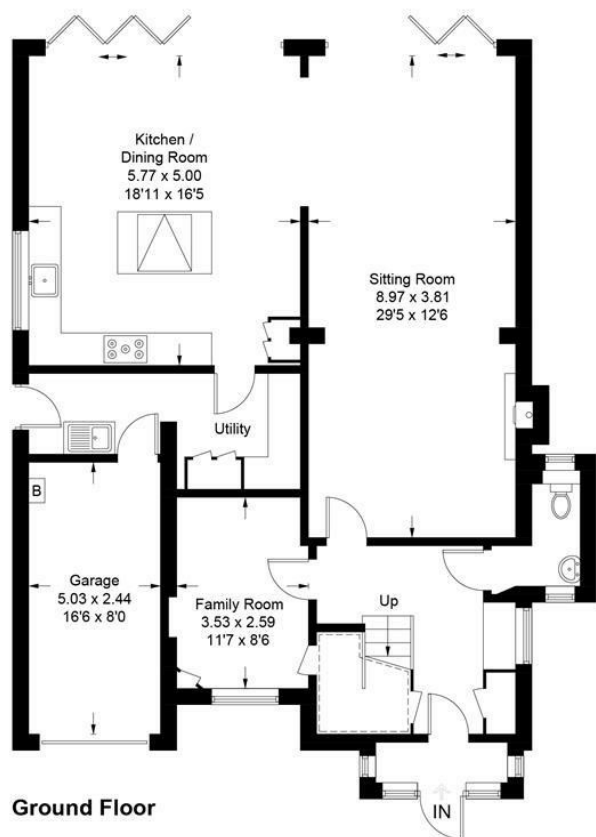
Approximate Gross Internal Area = 179.0 sq m / 1927 sq ft

Outbuildings = 20.2 sq m / 217 sq ft

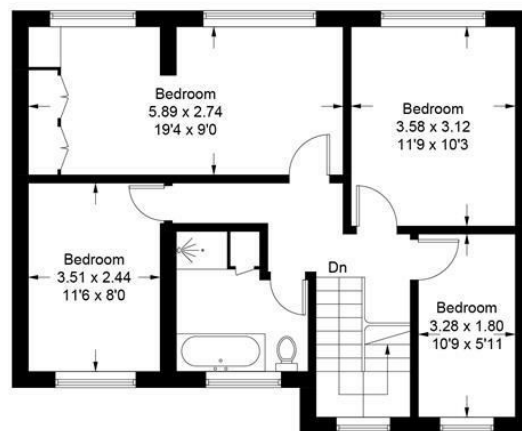
Total = 199.2 sq m / 2144 sq ft

(Including Garage / Excluding Log Store)

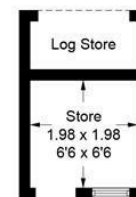
 = Reduced headroom below 1.5m / 5'0"



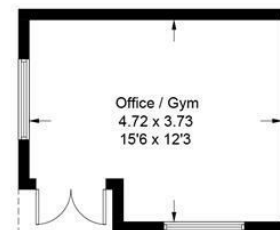
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Outbuildings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		74	
(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	

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. (ID1287868)

