



The Avenue, South Cheam,  
Guide Price £1,600,000 - Freehold

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**WILLIAMS  
HARLOW**











Williams Harlow Cheam – Located in one of the most requested South Cheam roads, this spacious house is all about potential to create a superb family home for the generation to come.

## The Property

The premise is simple, a large 1920/30's house with lots of character which requires modernisation but holds the key to your future family dreams. The house is surrounded by similar houses which were built by a highly regarded builder and characterised by the inherent character features which are present throughout. Over the years the surrounding properties will have been extended and modernised with the obvious care, attention and affluence on show. Including the conservatory, the property boasts four reception rooms, a large entrance hall, cloakroom, kitchen, utility room, direct access into the garage. The first floor includes five bedrooms (including a master suite of bedroom, dressing room and en-suite), two bathrooms and separate lavatory.

## Outdoor Space

A large plot measuring 0.55 of an acre. A large carriage driveway to the front of the property and a rear garden measuring 232 ft

## 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, 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, Nuffield fitness centre 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.

## Why You Should Buy

Houses in The Avenue rarely come onto the market and ones that require modernisation rarer still. This chance will allow you to buy a secure base for your family from which to grow and launch your life endeavours.

## Vendor Thoughts

"This house has always felt like home to our family and after 30 odd years we now face the decision to down size locally"

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 3 mins.  
Bus Routes from Cheam Village -  
S2- Epsom Clock Tower to St Helier Station via Northey Avenue  
151 - Wallington to Worcester Park.  
213 - Kingston Tiffin Sch to Sutton.  
SL7 - West Croydon to Heathrow  
X26 - West Croydon to Heathrow Via Kingston

## Local Schools

Sutton High - Fee Paying - Ages 3 - 18  
St Dunstons- State- 3-11  
Cheam High - State - 11 - 19  
Cuddington Croft - State - 3 - 11  
Avenue - State - 3 - 11  
Nonsuch Girls - Grammar - 11 - 19  
Glynn - Boys State - 11 - 18

## Features

Five Bedrooms – Two Bathrooms – Four Reception Rooms –  
Period Features – .55 Of An Acre Plot – 232 Ft Rear Garden

## Benefits

Sought After Road – Heart Of South Cheam – Walking Distance of Nonsuch and Avenue Road Schools – Moments of Bus Routes – Walking Distance of Train Stns – Close to Two Golf Courses – Potential To Extend and Modernise

## Council Tax and EPC

G AND D

## Why Williams Harlow

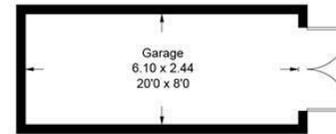
We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



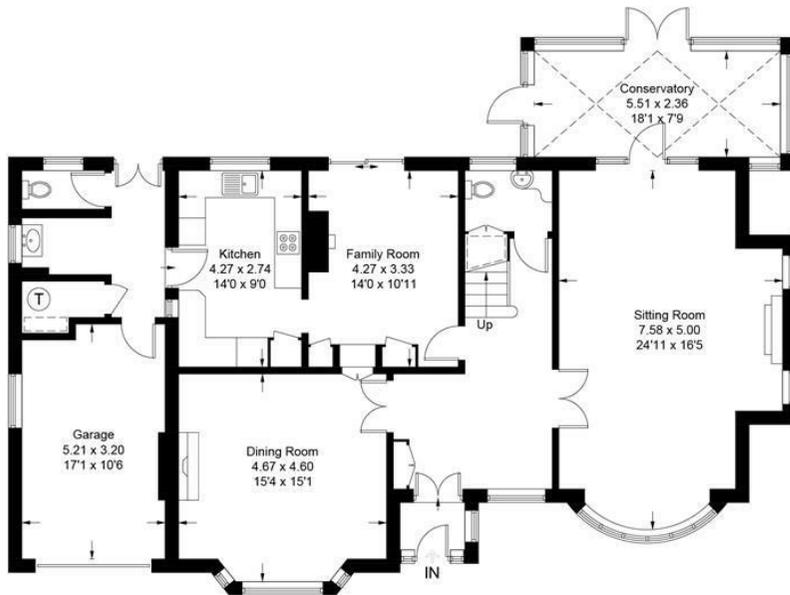
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 278.0 sq m / 2992 sq ft  
(Including Attach Garage)  
Detach Garage = 14.9 sq m / 160 sq ft  
Total = 292.9 sq m / 3152 sq ft

 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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. (ID1258141)

