



Northey Avenue, South Cheam,  
Offers In Excess Of £800,000 - Freehold



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**WILLIAMS  
HARLOW**























Williams Harlow Cheam – A detached house with excellent potential and a superb South Cheam location. Expected to be popular be sure to book your viewing early.

### The Property

Houses which require modernisation are becoming rare; coupled with the fact this presents an affordable option in a highly desirable area. As is, the house offers over 1500 sq ft and comprises of three bedrooms, bathroom, three reception rooms, kitchen with separate utility room, cloakroom, entrance hall and store rooms. It's possible you will consider extending and there are plenty of surrounding houses which have been.

### Outdoor Space

Measuring 80ft in length and mature, the south facing rear garden will require some taming but will reward you handsomely. The front garden and driveway offer the perfect counter balance to the rear garden.

### 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, 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.

### 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

### Local Schools

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

### Why You Should View

These type of houses are always incredibly popular, whether it's the lure of living in South Cheam or the ability and excitement to renovate they provide a perfect family home for many years to come.

### Features

Three Bedrooms - Detached - South Facing Rear Garden -  
Driveway - Three Reception Rooms - Lots Of Storage -  
Separate Utility Room - Cloakroom

### Benefits

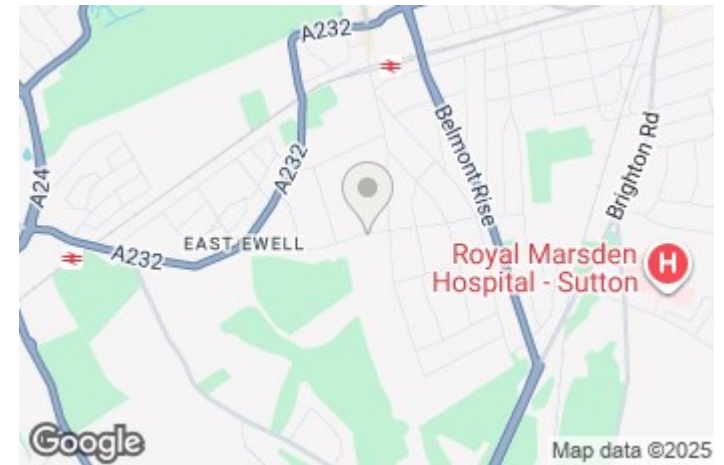
South Cheam - Requires Modernisation - Potential To Extend -  
No Onward Chain - Close to Nonsuch, Avenue, Cuddington Croft Schools - Close to Cuddington and Banstead Golf Courses - On Bus Routes - Close to A217 And A3

### Council Tax and EPC

E AND C

### Why Williams Harlow

We offer specific and long standing 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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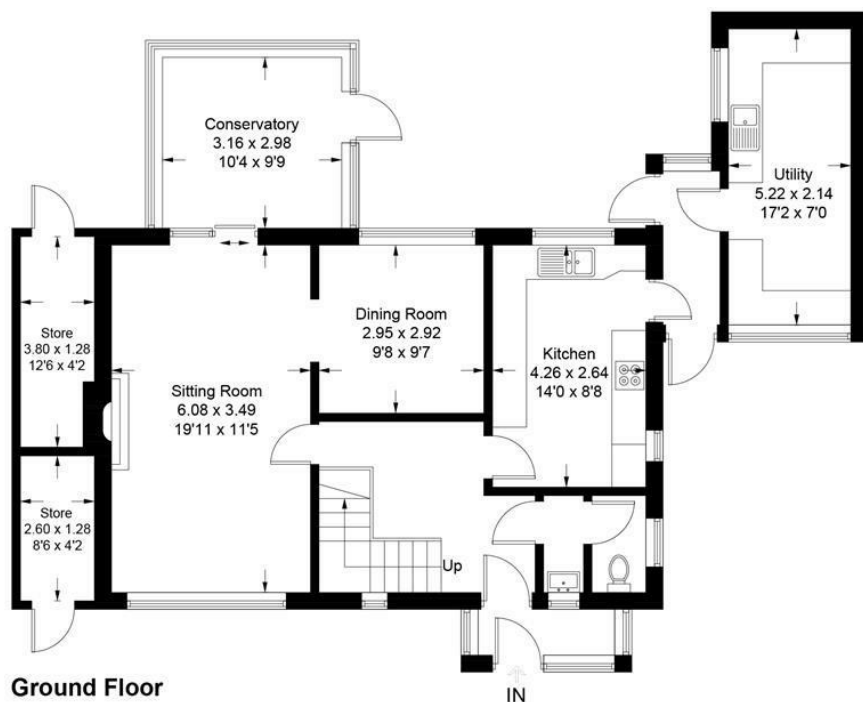
www.williamsharlow.co.uk

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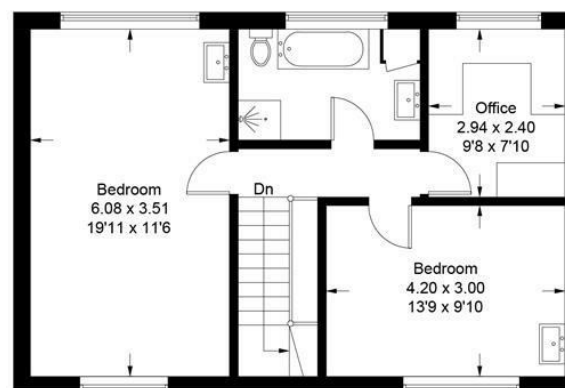
Approximate Gross Internal Area = 143.0 sq m / 1539 sq ft

Stores = 8.1 sq m / 87 sq ft

Total = 151.1 sq m / 1626 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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. (ID1234711)

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