



Palmer Avenue, Cheam, Surrey SM3 8EF  
Guide Price £850,000 - Freehold


4 2 2

WILLIAMS  
HARLOW





Williams Harlow Cheam – An excellent example of a period 1920s chalet style semi-detached property. This house delivers fantastic practicality as a family home offering four-double bedrooms, access to a large driveway as well as being in commutable distance to excellent schools and amenities such as Meadow Primary School and Worcester Park train station. A must view.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	









**ACTUALLY PERFECT**  
*is really easy*

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*Eight & a Half*













## The Property

Palmer Avenue comprises of four bedrooms, family bathroom, downstairs lavatory, kitchen/dining room and living area, plus front living room.

## Exterior Space

Access to a large driveway at the front of the property with side access to the rear garden, which is South West facing.

## The Area

Located between Cheam Village, North Cheam, Stoneleigh and Worcester Park; Palmer Avenue has a plethora of access to some of the best local neighbourhoods. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants.

## Why You Should View

If you're looking for a sizeable family home then Palmer Avenue will most defiantly sweep you off your feet!

## Vendor Thoughts

The current owner has lived at Palmer Avenue for the last 30 years where she has raised her children who attended the local schools. Now that the children have flown the nest, the current owner is looking to downsize

## Local Transport

Stoneleigh Train Station - Southern Service - Circa 30 minutes.  
Worcester Park Station - Southern Service - Circa 30 minutes.  
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
151 - Wallington to Worcester Park.  
213 - Kingston Tiffin School to Sutton.  
SL7 - West Croydon to Heathrow  
X26 - West Croydon to Heathrow Via Kingston  
293 - Morden to Epsom Hospital

## Local Schools

Sutton High - Fee Paying - Ages 3 - 18

Cheam High - State - 11 - 19

Cudding Croft - State - 3 - 11

Avenue - State - 3 - 11

Nonsuch Girls - Grammar - 11 - 19

Glynn - Boys State - 11 - 18

Ewell Castle - Fee Paying - Ages 3 - 18

Meadow Primary School - State - Ages 3-11

Cheam Fields school - State - Ages 4-11

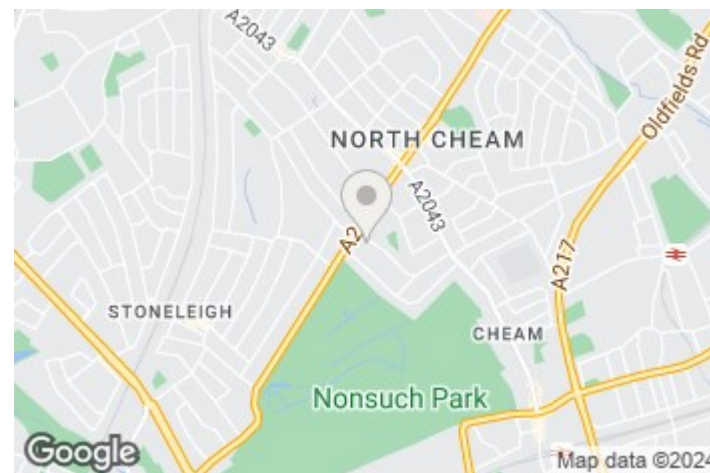
## Pointers

Four bedroom - Semi-detached - Driveway - South West Facing Garden - Easy Work From Home Solution - Close to Cheam Village and North Cheam - Close to Meadow Primary School - Close to Nonsuch Park

## Council Tax

Sutton Council

Tax Band - E



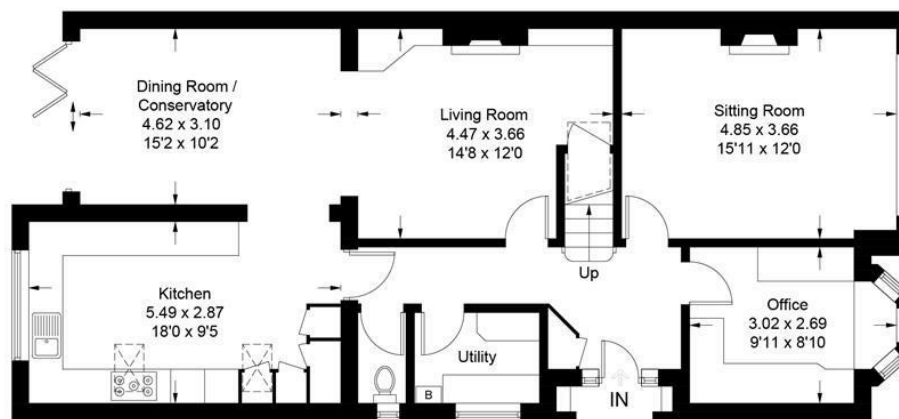
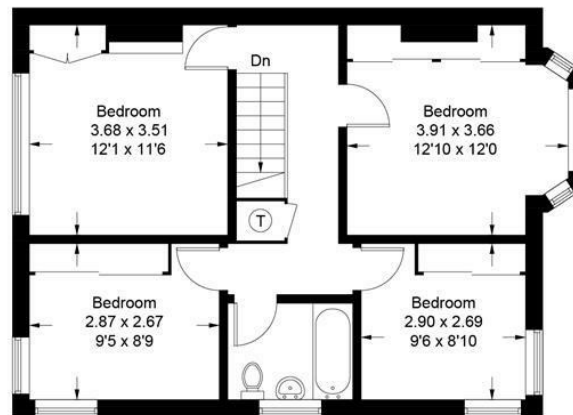


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Approximate Gross Internal Area = 155.0 sq m / 1668 sq ft



 = Reduced headroom below 1.5m / 5'0"



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. (ID1057516)

