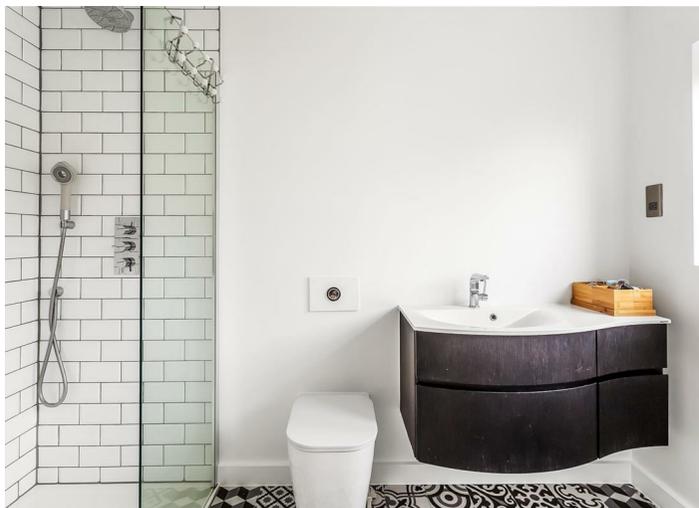




Northey Avenue, South Cheam,
Offers In Excess Of £1,200,000 - Freehold

-  5
-  3
-  2

**WILLIAMS
HARLOW**











Williams Harlow Cheam - Five bedrooms, a kitchen family room to make your friends jealous, three luxury bathrooms, two further reception rooms are on offer. The immaculate interior ensures you can move in and enjoy others hard work. Walkable to all the very best amenities of South Cheam and Cheam Village. No onward chain and ready to view.

The Property

Impressively spacious, immaculate and modern interior, providing a host of reasons to move or buy. Offering over 2300 sq ft, the property doesn't feel like its being asked to compromise in any way, whilst the features are simply market leading for property at this price point. The kitchen family room is exceptionally well executed but with two other supporting reception rooms and separate utility room, its not all style over substance. The upper floors are similarly impressive and functional with very large bedrooms and three luxury bathrooms to adequately support the needs of any occupiers. Total accommodation includes five bedrooms, three bathrooms, separate lavatory, utility room, two reception rooms, kitchen family lounge room.

Outdoor Space

A pretty front garden complete with side access, A paved driveway complete with electric car charger and side rear access. The rear garden is long, over 150 ft, the sleek patio marries the house to the garden.

The 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.

Why You Should View

If a house could marry the best of the area with the most sumptuous of interiors, would that persuade you to buy?

Vendor Thoughts

"This has been a happy family home and we are reluctantly selling to write our next chapter abroad"

Benefits

- Walking Distance to Cheam Village - Walking Distance to Cuddington Croft - No Work Required - Ultra Impressive Interior - Close to Golf Courses - Close to Nuffield Heath - Walking Distance to Nonsuch School - Walking Distance To Cheam Trains - 153 Ft Rear Garden - No Onward Chain - Spacious

Features

- Driveway - Large Kitchen Family Room - Covered Area On Porch - Large Patio - Private Rear Garden - Five Bedrooms - Three Bathrooms - Two Reception Rooms - Cloak Room - Electric Car Charger to Driveway - Luxury Interior - Over 2300 Sq Ft

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

EPC AND COUNCIL TAX

C AND E

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.

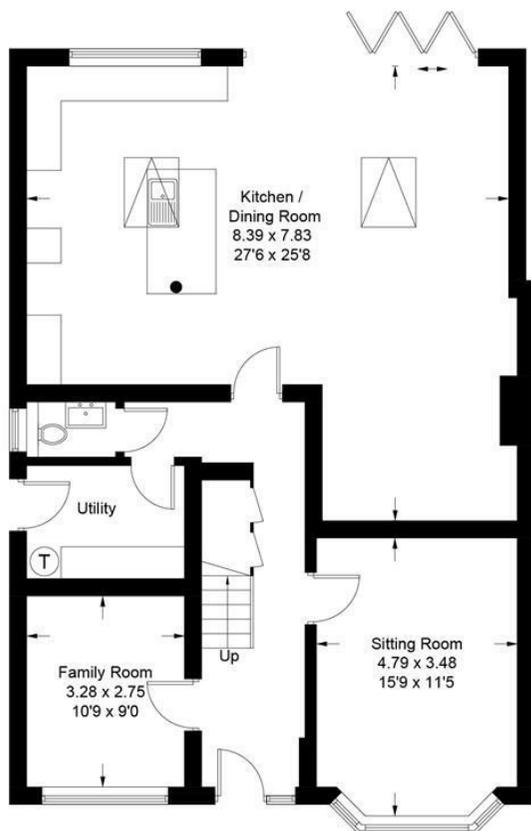


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

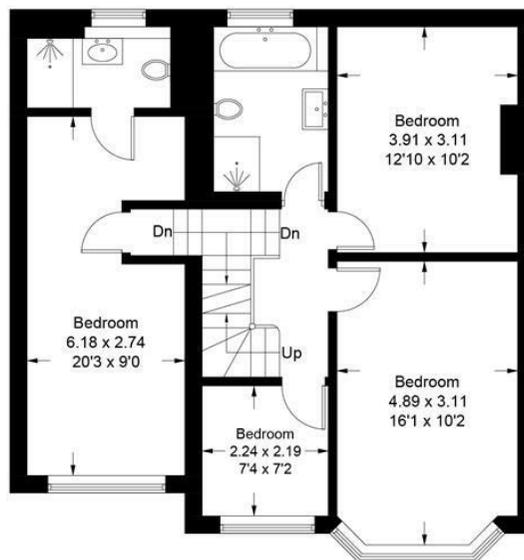
Approximate Gross Internal Area = 215.8 sq m / 2323 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		76	
(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. (ID1141093)

