



Abinger Avenue, Cheam, SM2 7LW
Offers In Excess Of £925,000 - Freehold

5 2 2

**WILLIAMS
HARLOW**



Williams Harlow Cheam Village – Close to Nonsuch and Cuddington Croft schools, this handsome detached house is located in one of Cheam's most popular areas. The property has lots of parking, character features, a South West facing garden and is spacious to boot. Included within are five bedrooms, two bathrooms, large entrance hall, two reception rooms and an eat in kitchen. With two separate W.C.'s and access into the integral garage from the house, its also highly practical accommodation. With a great location for schools and transport, a clean and tidy interior and that all important sunny rear aspect, we expect this one to be popular and encourage you to view ASAP.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	71	
(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	











The Property

The headlines are the five bedrooms, two bathrooms, the eat in kitchen, the extended rear reception room and the large character entrance hall. The house is very attractive from the front. The solid front door and painted garage door harmonise and collectively modernise the character original features like the bow windows and cream render. The porch has been brought forward to be in line with the main body of the house and this creates extra space to be received; perfect for wet buggies, dogs and bikes. Once inside, the entrance hall is as large as a reception room and forms part of the original character of the property, the hall serves all the ground floor rooms of the house. The rear reception room has been extended, whilst the kitchen is large enough to eat within and is well presented. Up onto the first floor, the landing feeds the five bedrooms and family bathroom, whilst the en-suite is accessed from the master bedroom. The property is well presented throughout with modern touches, however the house still retains some scope for change.

Outdoor Space

The large driveway provides lots of off street car parking. Being detached the property has side access to the rear garden. The rear garden feels private and has a sunny South West aspect.

The Area

Taking full advantage of its location, you will find it's A 15 min walk of Cheam Village. Cheam Village is superb, A rich tapestry of community whilst bridging the charm of Surrey and buzz of Greater London. Part of the wider Sutton borough, Cheam offers some outstanding schooling, train lines and outdoor areas to enjoy. The Village centre, offering pubs, restaurants, convenience stores and stunning parks. You will come across Waitrose, Cafe Nero, Prezzo and Pizza Express. Cheam train station provides regular links and services into Victoria and London Bridge. Ewell East train station is also an option and is similarly distanced. Why not walk into Ewell or Cheam Village through Nonsuch Park, its picturesque, great for walks and bridges the two.

Why You Should View

The area is incredibly sought after for the excellent local amenities and reassuringly, the residents pour lots of money into their property to maintain the high standard of living. The house is spacious and should act as a nest for many years to come, people tend to stay for generations rather than years. You have parks, schools and transport all within short walks. The local bus routes are excellent. The road network to the M25, Gatwick and Heathrow, Surrey and central London is easy to use and jump onto. Essentially, the house and location are ideal for families who want the laid back appeal of Surrey mixed with the commerce and buzz of London.

Vendor Thoughts

"We have loved living in the house, the peacefulness of the road and the proximity to both Nonsuch Park and Cheam Village enabling us to enjoy the beauty of this wonderful location"

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

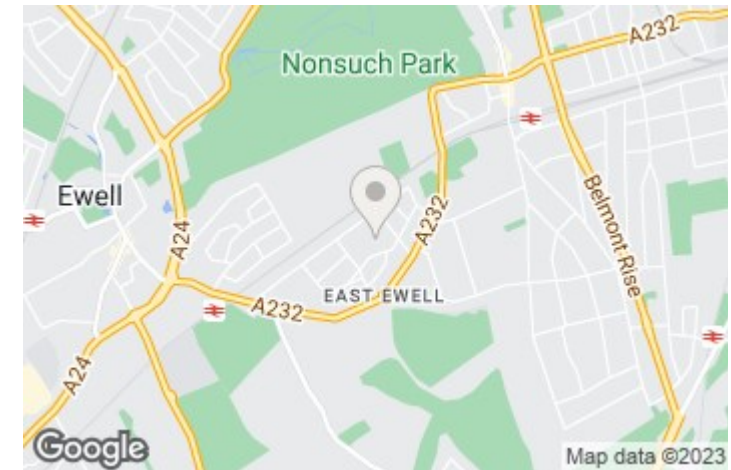
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Ewell East Station - Same line as Cheam - Southern Service
Ewell West Station - Waterloo and Guildford - South Western Service - Circa 33 mins to Waterloo.
Local Bus Routes:
406 - Epsom to Kingston
293 - Epsom to Morden
470 Epsom to Colliers Wood
467 Epsom to Chessington
E16 Epsom to Worcester Park

Pointers

- Five Bedrooms - Two Bathrooms - Detached - Off Street Parking - Sought After Area - Close to Nonsuch Park - Close to Nonsuch School - No Onward Chain - Garage - South West Facing Garden - EPC C - Council Tax F

EPC AND COUNCIL TAX

EPC - C
COUNCIL TAX F



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,

SM3 8BH

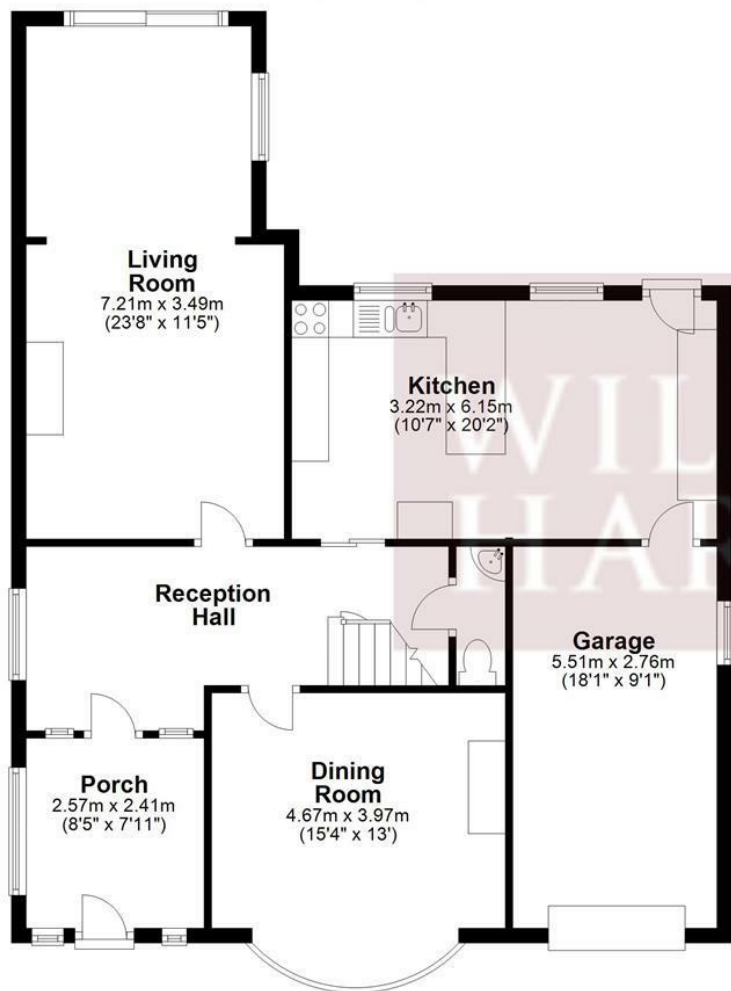
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

Ground Floor

Main area: approx. 76.9 sq. metres (827.8 sq. feet)
Plus garages, approx. 15.2 sq. metres (163.8 sq. feet)



First Floor

Approx. 78.8 sq. metres (847.7 sq. feet)



Main area: Approx. 155.7 sq. metres (1675.5 sq. feet)

Plus garages, approx. 15.2 sq. metres (163.8 sq. feet)

**WILLIAMS
HARLOW**