



Harefield Avenue, Cheam,
Offers In Excess Of £875,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam - An excellent option for any family wishing to move into Cheam and reap the rewards of this fabulous area. Offering a sought after road which is close to Cuddington Croft and Nonsuch Girls, this four double bedroom detached house is spacious and attractive. With obvious potential to extend to both loft and rear any new owner could explore change to suit. The property is offered without an onward chain and ready to view.

The Property - Detached With Potential

1615 Sq ft (including the garage) is an impressive size for any house. Similarly the four double bedrooms on offer are equally attractive, as is the easy to use layout which creates light filled rooms. Current accommodation includes four bedrooms, bathroom, two reception rooms, eat in kitchen, downstairs lavatory, entrance hall and integral garage. For those who seek potential there is lots to be had and options to be explored, these include garage or loft conversions and rear extensions.

Outside Space - South West Rear Gdn

A rear garden measuring 85ft in length. South West facing, the garden is sunny through much of the day. Backing the rugby fields and benefiting from the views, the feeling of space accentuates the size. The frontage includes driveway, garage and garden.

Local Area - Walk To Cuddington Croft

Harefield Avenue is a sought after, tree lined and grass verged road popular for young families who wish to walk to most that Cheam can offer. Close enough to Cuddington Croft to stroll each morning. Bus stops are close by and journey into Sutton and Epsom for a differing choice of shops but the short walk to Cheam Village will certainly impress many. The road tends to retain it's home owners and offers a strong sense of community.

Why You Should Buy - Desired

Property tends to be sold quickly on this road and its easy to see why. Beyond the attractive location, the potential to put down long term roots and change the property to suit will appeal. The current vendor has been in residence for many years and we expect the same for you.

Features

Four Double Bedrooms - Detached - Garage - Off Street Parking - South West Garden - Backing Rugby Fields - Ground Floor Lavatory - Eat In Kitchen - Wardrobes To Master Bedroom

Benefits

Walk To Parks - Walk To Shops - Walk To Bus and Trains - Modernise And Or Extend to Suit - No Onward Chain - Sunny Rear Garden - Settled Road Of Detached Houses

Walk To

Leisure and Fitness: Nonsuch Park - Cuddington Golf Course - Banstead Downs Golf Course - Devon Road Tennis Courts - Multiple Heath Clubs - Cheam Cricket Club

Transport - Cheam Train Station - Bus Routes on Ewell Road

Schools - Cuddington Croft - Nonsuch - St Dunstan's - Avenue Road

Local Transport

Ewell East Station – Same line as Cheam – Southern Service - Circa 36 mins. Epsom - Circa 7 mins.

Cheam Train Station - London Victoria and London Bridge - 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

S2- St Helier to Epsom

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

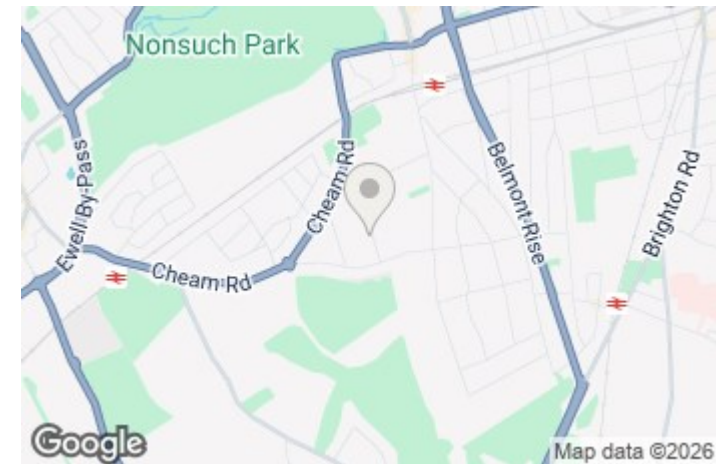
EPC And Council Tax

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Why Williams Harlow

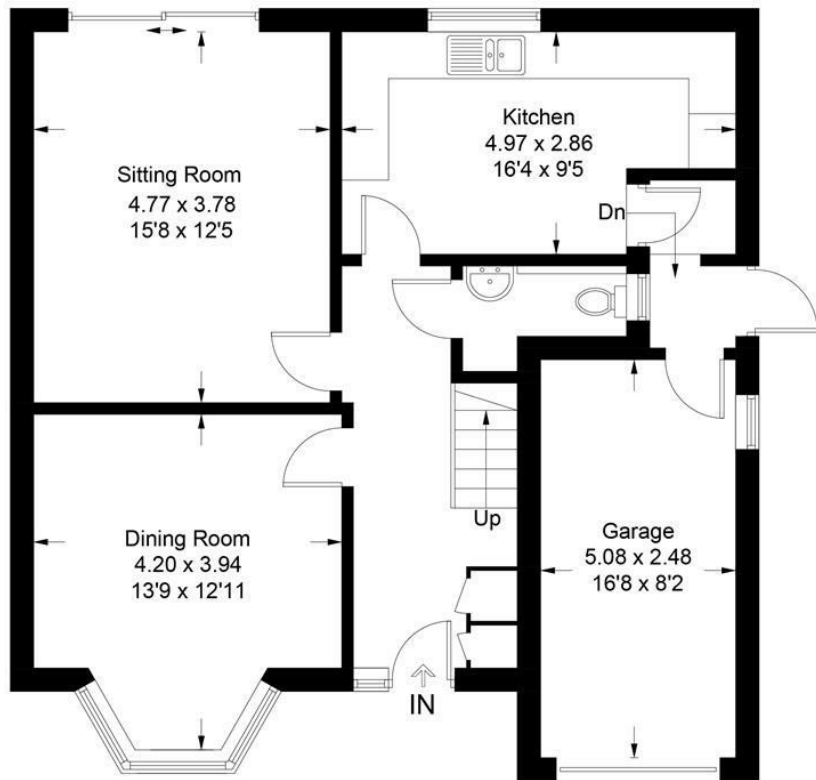
We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

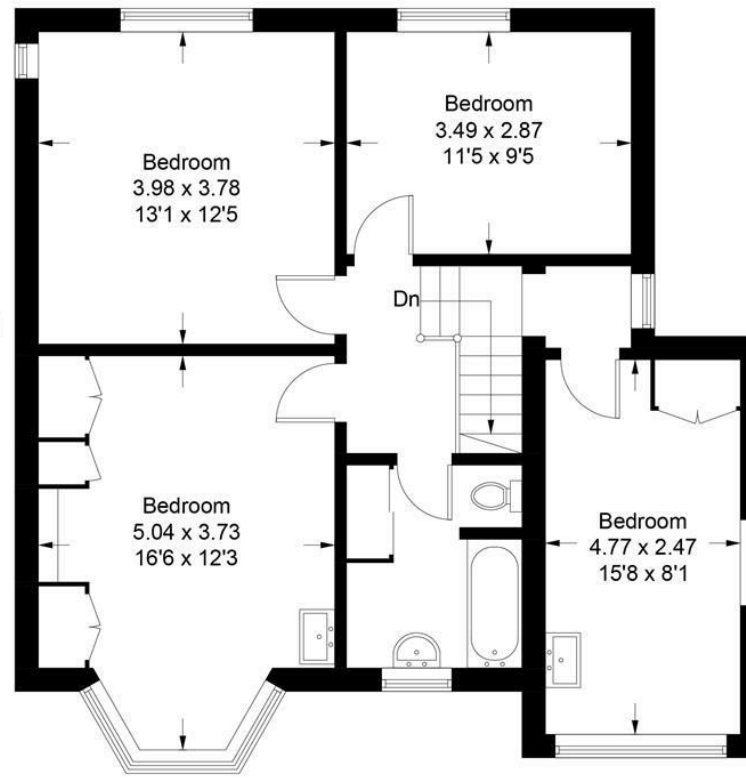


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 150.0 sq m / 1615 sq ft
(Including Garage)



Ground Floor



First Floor

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. (ID1329314)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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
	61	75

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