Northey Avenue, South Cheam,

Guide Price £995,000 - Freehold

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WILLIAMS HARLOW

LIVE WELL
Love Much
LAUGH OFTEN

HOUSE RULES
BE HONEST
SAY SORRY
LOVE
BE HAPPY
LIVE WELL
Love Much
LAUGH OFTEN

Williams Harlow Cheam - A handsome house packed with character and charm. Close to all the very best Cheam and Ewell has to offer including Nonsuch and Glynn Schools, Nonsuch Park, southern services into Victoria and London Bridge. With a large spacious interior including six bedrooms, three bedrooms, and four spacious reception rooms. A must view for families.

The Property

A detached house consisting of three floors, six bedrooms, three bathrooms, study, lounge and dining room, large kitchen with separate utility room, cloakroom and conservatory. A residing musical family, the house exudes a creative and charming aura which really sets this house apart. In every room there are character period features which when worked with and incorporated into a modern design can really enhance the living space and provide depth which modern houses just cant compete with. The study is a handy space from which to work, learn or play from. Each room is spacious and offers something a little different from the last.

Outside Space

Hot and Sunny! The south facing rear Garden measures circa 90 ft and has a glorious maturity to it. Backing onto the fields at the bottom of the garden the views are indulgent and scenic. The front has been paved for parking.

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 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 Buy

With space to spare, a garden to love, character and charm to relish, this house has something for everyone. Close to the best of everything Cheam and Ewell can offer, we consider this a star buy.

Vendor Thoughts

"This house has been a grand servant for us. Having raised our children here and hosted extended family and guests throughout, the house has always met our needs. However now is the time to downsize, hopefully locally!"

Features

Six Bedrooms - Three Bathrooms - Detached - Study - Conservatory - Lounge and Dining Rooms - Spacious Kitchen with Separate Utility Room - South Facing Rear Garden - Off Street Parking

Benefits

Close To Nonsuch Park - Close To Nonsuch School - Close to Glynn School - Close to Ewell East Train Station - Close To Cheam Village - Close to Ewell Village

Local Schools

St Dunstans - 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

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

Council Tax and EPC

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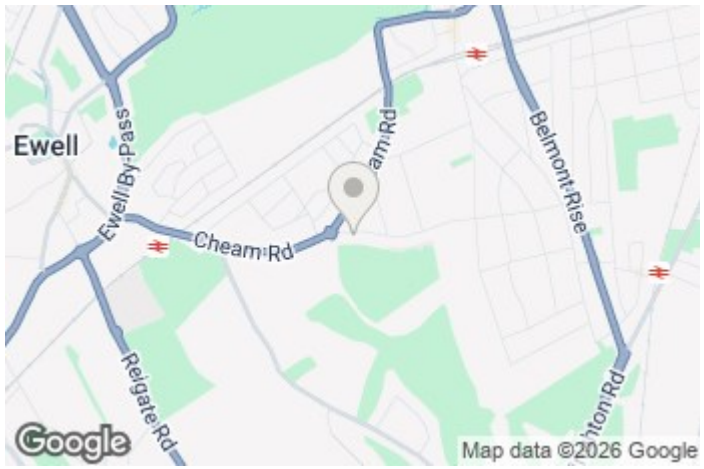
Why Williams Harlow

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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= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 219.5 sq m / 2363 sq ft
(Excluding Voids)

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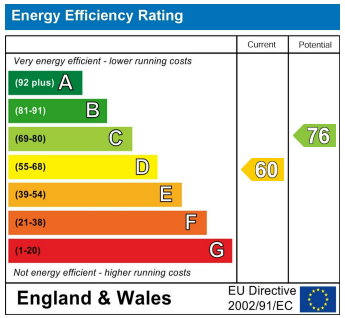
Ground Floor **First Floor** **Second Floor**



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. (ID1283016)

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