



Higher Green, Epsom,
Guide Price £1,150,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam – An extremely handsome detached house found in an affluent and typical, quiet, grass verged Surrey road. Ideally located to take advantage of Wallace fields, Glynn and Epsom College schools. Characterful and homely as is and future potential and scope if you so wish. An excellent family home for the next generation.

The Property

Tile hung with bay and bow windows create a very handsome and appealing frontage. The triple length garage to the side is detached with a roller door to the front and direct access from the house. Internally the house is well presented and homely in décor. Measuring over 2000 sq ft, the accommodation includes four flexible reception rooms, hallway, downstairs shower room with toilet, kitchen, four bedrooms, bathroom and washbasin and shower to bedroom one.

Outside Space

60 ft frontage which is ideal for multiple car parking or landscaping. 120 ft south westerly rear garden which is very mature and private.

The Local Area

Located between Ewell Village and Epsom Down, the vicinity has excellent local scenery and amenities on hand. Schools are superb and transport varied. Epsom town centre acts as major shopping hub and will service most of your needs. The immediate road and surrounding roads are attractive and have similarly handsome houses.

Vendor Thoughts

“Since our move here in the early 1980’s we have seen our family grow and fly the nest. Now is the time to downsize”

Why You Should View

A move for the family seeking their castle for many years to come. From here you will follow the same pattern as many before you, enjoying everything the area has to offer and then in time seek the downsize. Its a chance to graft onto a community and make life a little easier but still retain space for your vision and aspiration.

Features

Four Bedrooms – Detached - Four Reception Rooms – Triple Length Garage – Two Bathrooms – South West Facing Rear Garden – Large Frontage

Benefits

Excellent Local Schools – Close To Epsom Downs Race Course and Heath – Lots of Parking – Future Potential

Local Schools

Ewell Castle – Mixed – Fee paying – 3 – 18

Glynn – Boys – State – 11 – 18

Nonsuch - Girls - Grammar - 11 – 19

Wallace Fields Infant School and Nursery – Mixed - State

School Ofsted: Outstanding, 2-7 years old

Epsom College Independent School – Mixed - 11-19 years old

Wallace Fields Junior School – Mixed - 7-11 years old State

School Ofsted: Good

Little Downsend Epsom – Mixed - 2-7 years old Independent School 0.5 miles

Local Transport

Epsom Downs Station 0.6 miles Victoria – Southern

Ewell East Station – 1 mile Victoria and London Bridge– Southern Service

Ewell West Station – 1.1 mile 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

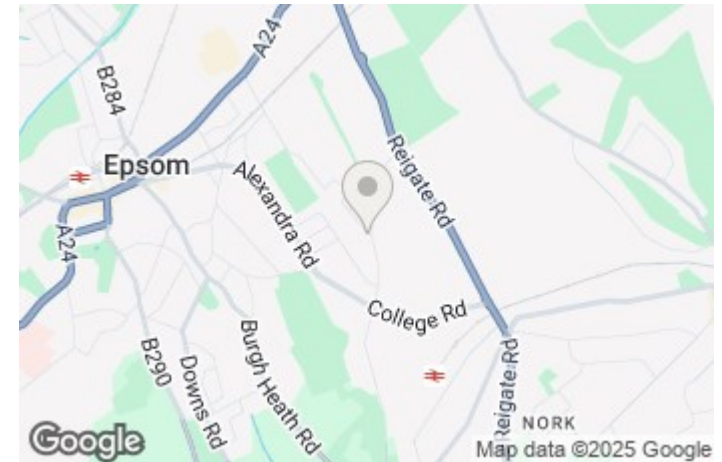
EPC and Council Tax

D and G

Why William Harlow

From our prominent Cheam Village office 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. Our staff are highly trained and experts in their fields.

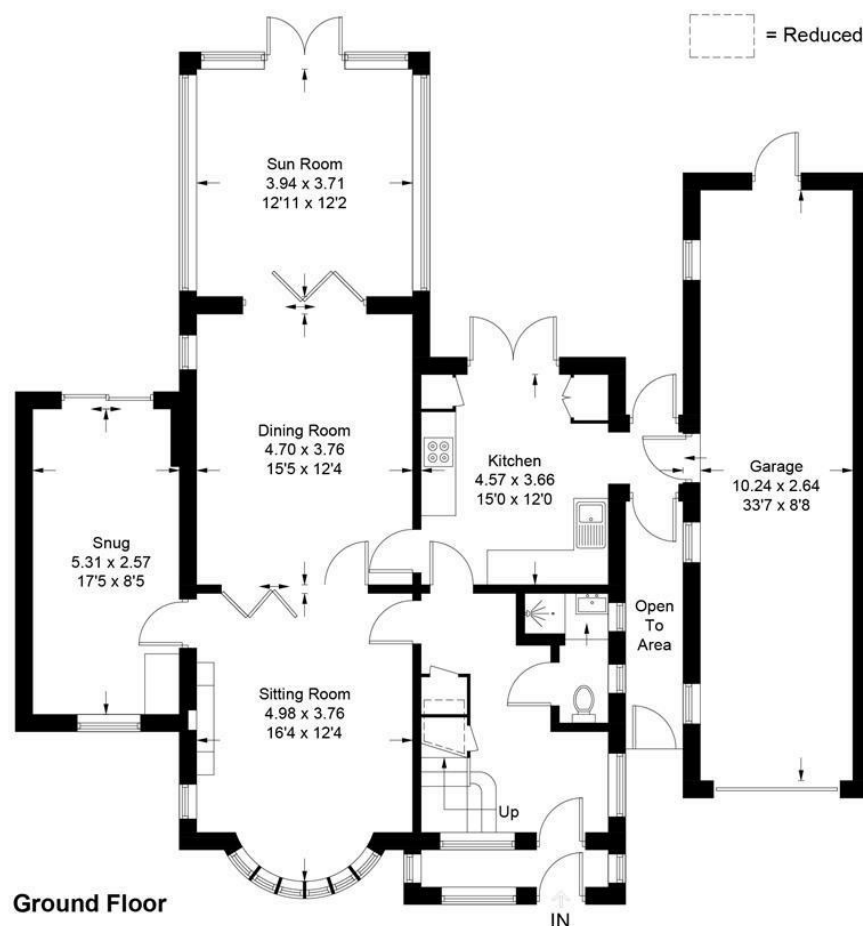


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

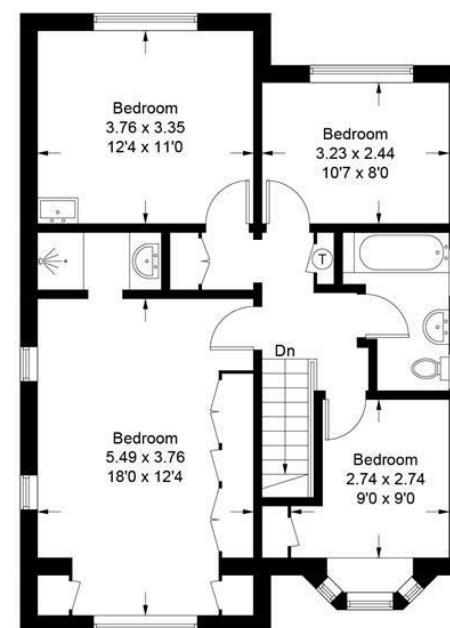
Approximate Gross Internal Area = 192.3 sq m / 2070 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1178541)

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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

79

60

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