



Avenue Road, Belmont, Surrey  
Offers In Excess Of £750,000 - Freehold

**WILLIAMS  
HARLOW**



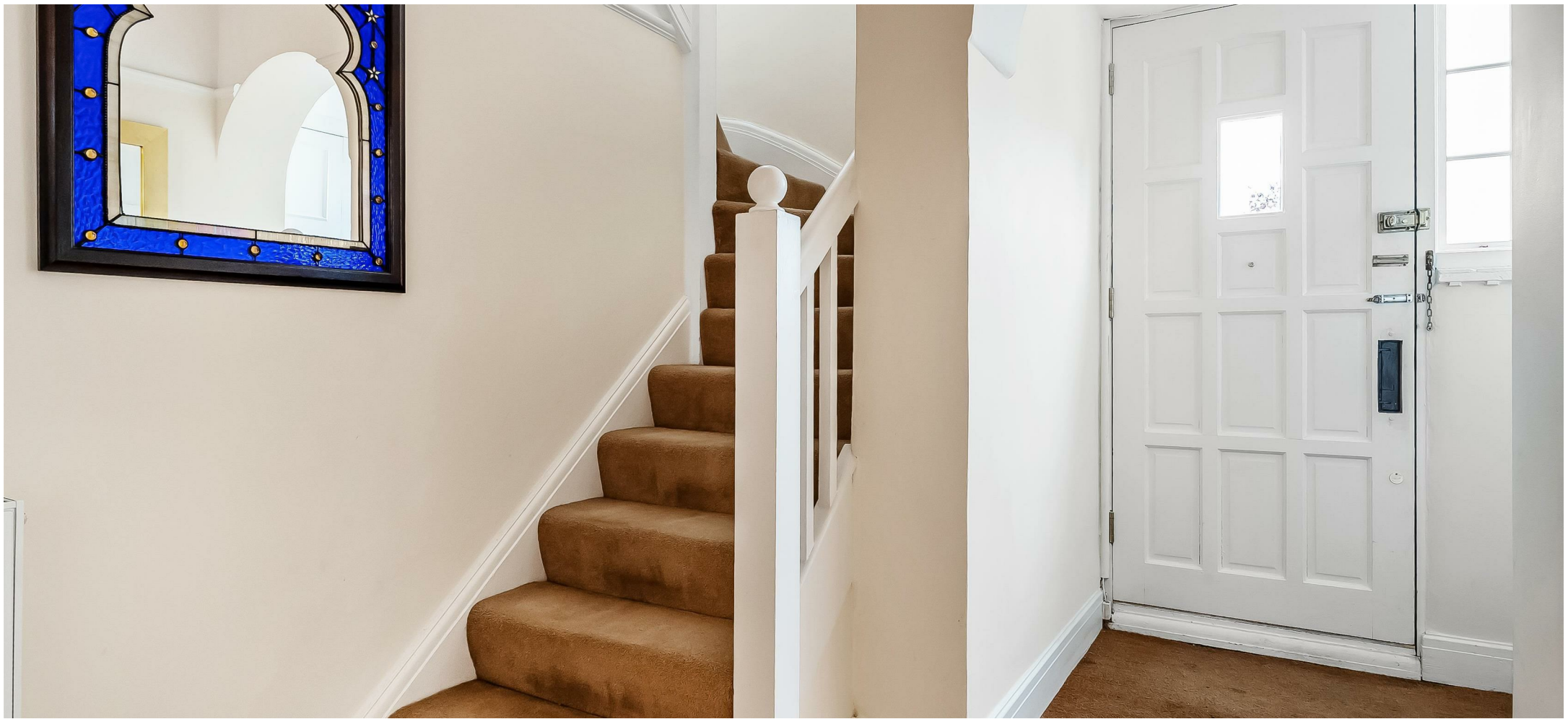
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1



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Williams Harlow Cheam – A most attractive character family home built in the style of a Sussex character cottage. Beyond the architectural charm there is exceptional life enhancing amenities on hand such as the quaint local high-street just around the corner, Avenue Road and Harris Schools, trains into central London and buses into the other local town such as Sutton, Cheam and Epsom. Internally spacious with a private and pretty rear garden are also on offer.

## The Property

Having been extended, the property provides flexible accommodation. Beyond the pretty sage coloured front door the entrance hall awaits. To the left the lounge and ahead the dining room. Both are light and airy. From the dining room you can then enter the kitchen with its separate utility room and the additional room which provides the mentioned flex of use. Away from the main body of the house it would be easily used as a guest suite, home office, playroom or studio. The first floor consists of three bedrooms and family bathroom. The décor perfectly matches the property and enhances its charm and personality. Neutral and relaxed the house is homely and inviting. The stripped wood floors, fire place and picture rails are just some of the character that makes the house feel special.

## Outdoor Space

The shingled driveway, the high lush hedging, the black elder with red robin boundary row ideally suit the tile hung frontage and enhance the kerb appeal. The rear garden is just as good with mature privacy planting and dashes of colour leading through the garden. The decking off the house provides the perfect dining area whilst the lawn reaches the 90 ft length to the end rear boundary. The west facing aspect will ensure afternoon and evening sun setting light.

## The Area

Located between Cheam Village and Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to

school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances. Belmont Village has its own high street complete with bakery, hairdressers, restaurants and bus terminals and train station.

## Why You Should View

A house which has something for everyone. Some will value the locality to Avenue and Harris schools, whilst others will be bowled over by the style and décor of the house. Its located in the most favourable postcode within the borough and the advantage of a local high street with its own annual village fête brings more charm. A nest for years to come.

## Vendor Thoughts

“We moved here in 2001 and we have many happy memories as a family over that time. With children having grown and flown, our household now consists of the two of us and our cats and we hope to move closer to our children”

## Benefits

Walk to Avenue School – Walk To Harris Academy – Walk to Shops – Walk to Train Station (Links to Victoria) – Walk to Downs – Local Bus Routes – Local Tennis/Golf/Horse Facilities

## Features

Three/Four Bedrooms – Character Interior – Driveway – Family Bathroom – Ground Floor Lavatory – Separate Utility Room – West Facing Rear Garden - At Least Two Reception Rooms – Period Architecture

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins. Belmont Trains Station – London Victoria circa 50 mins.  
Buses -  
80 - Belmont Via Sutton to Morden Tube.  
164 - Sutton to Wimbledon  
280 - St Georges Tooting to Belmont Via Sutton

N44 - Trafalgar Sq to Sutton  
S1 - Banstead to Mitcham via St Helier Hospital  
S2 - Epsom to St Helier  
S3 - Belmont to New Malden Via Sutton  
S4 - Purley Way to Sutton Via Wallington

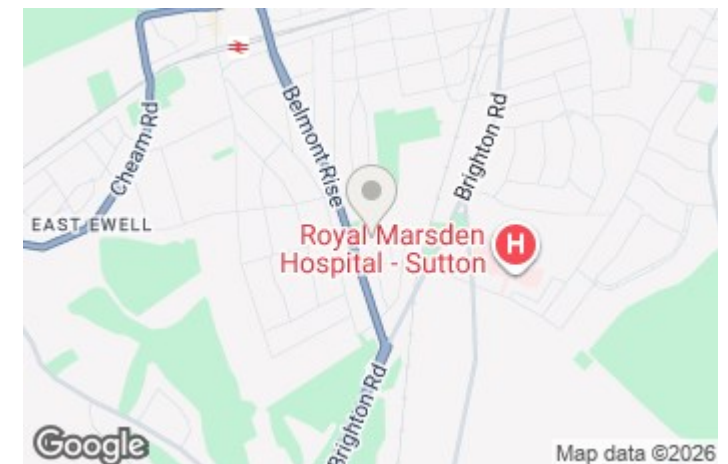
## Local Schools

The Avenue – Mixed State – Ages 3 – 11  
Barrow Hedges – Mixed State – Ages 3 – 11  
Harris – Mixed Academy – Ages 11 – 19  
Seaton House – Mixed Fee Paying – 2 – 11  
Devonshire – Mixed – 3 – 11

## EPC AND COUNCIL TAX D AND E

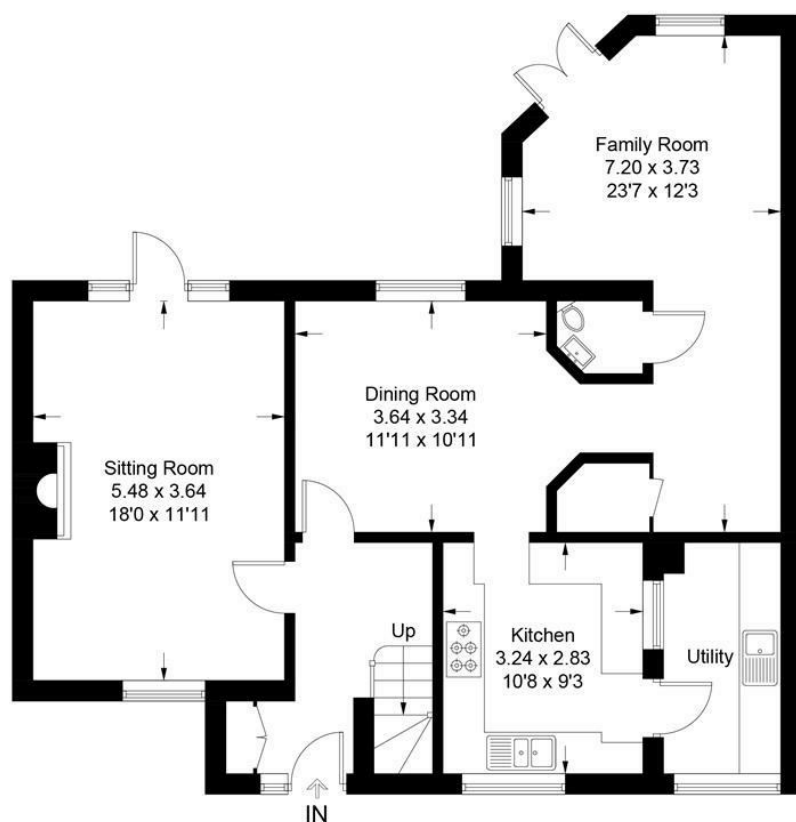
## Why Williams Harlow

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.

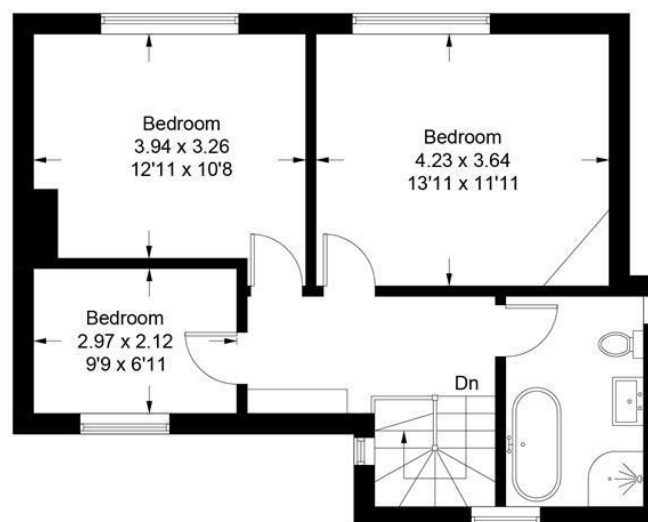


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 136.2 sq m / 1466 sq ft



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. (ID1219380)

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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