

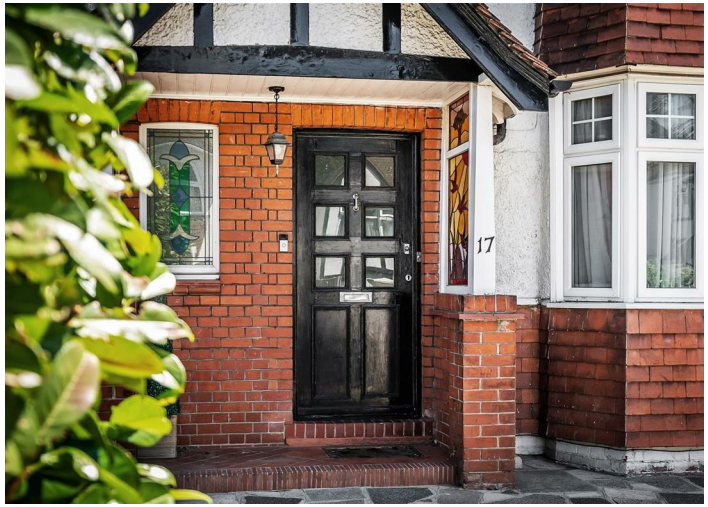
Holland Avenue, Cheam,

Guide Price £1,250,000 - Freehold

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WILLIAMS HARLOW




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Williams Harlow Cheam – Would you like to be within walking distance of The Avenue, Harris and Nonsuch schools? Maybe to have the choice of at least two train stations with access into Central London? Possibly the benefit of an immediately accessible park appeals to your family? Or you may seek a house which is spacious and offers a layout that suits older relatives and visiting guests? If any of these requirements are on your radar then do not delay and view ASAP.

The Property - Arts and Crafts

A glorious arts and crafts detached house which is handsome and assured. Modified since its build over 100 years, it blends modern living with period charm and room sizes. The property is laid across three floors and inter connecting side addition. The main body of house offers four bedrooms and large family bathroom, lounge, reception hall and kitchen family room. The single storey side addition offers a bathroom which services four similar sized rooms that can be used as reception rooms or bedrooms depending on needs. This area works very well for guests and family members who want an extra level of space and privacy. The kitchen family room will defiantly act as the heart of the home; a destination to catch up at all times of the day.

Outside Space - Private and Pretty

An east facing rear garden which measures circa 86 ft and includes wrap around patio, lawn, rear patio for evening sun and games room/home office. The front driveway offer parking for several cars.

The Local Area - Highly Sought After

Locally, the area offers plenty for professionals, couples and families. Commuting is easy from the surrounding train stations at Cheam, Belmont and Sutton. Shopping facilities can be found in the nearby town centres or further afield at Sutton, Epsom or Kingston-upon-Thames which can be accessed by car or the various bus routes nearby. Leisure facilities include tennis clubs, parks and fitness centres whilst schools in the London Borough of Sutton are sought after including Avenue primary (which is rated as outstanding), the Harris Academy and grammar schools at Nonsuch, Sutton Grammar and Wilsons. The M25 can be reached directly from the nearby A217 and offers the traveller easy access to Gatwick, Heathrow and the South Coast. Holland Avenue is a popular tree lined road close to Avenue Primary school and Belmont Village with its train station linking London Victoria.

Why You Should Buy - Flexible Layout

Offered without an onward chain, this large house provides natural practicality and flexibility which other houses struggle to contend with. The location, road and amenities on hand are excellent and play a huge part in any healthy family life.

Local Schools - Highly Sought After

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11 OUTSTANDING
Nonsuch Girls - Grammar - 11 - 19
Harris- Mixed State - 11 - 18

Local Transport - Access London

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

Features - Size On Offer

4 – 7 Bedrooms on Offer – Kitchen Family Room – Two Bathrooms – Large Reception Hall – Garage – Home Office – Period Architecture – Driveway

Benefits - Easy Life

Close To The Avenue School – Close To Overton Park – Close To Harris Academy – No Onward Chain – Flexible Use – Work From Home – Entertain - Walk To Two Train Stations

EPC AND Council Tax

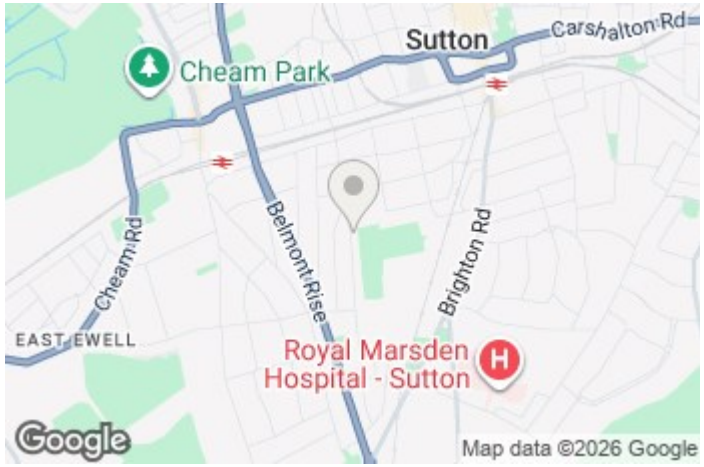
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Enhancement & Staging Dislaimer

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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.

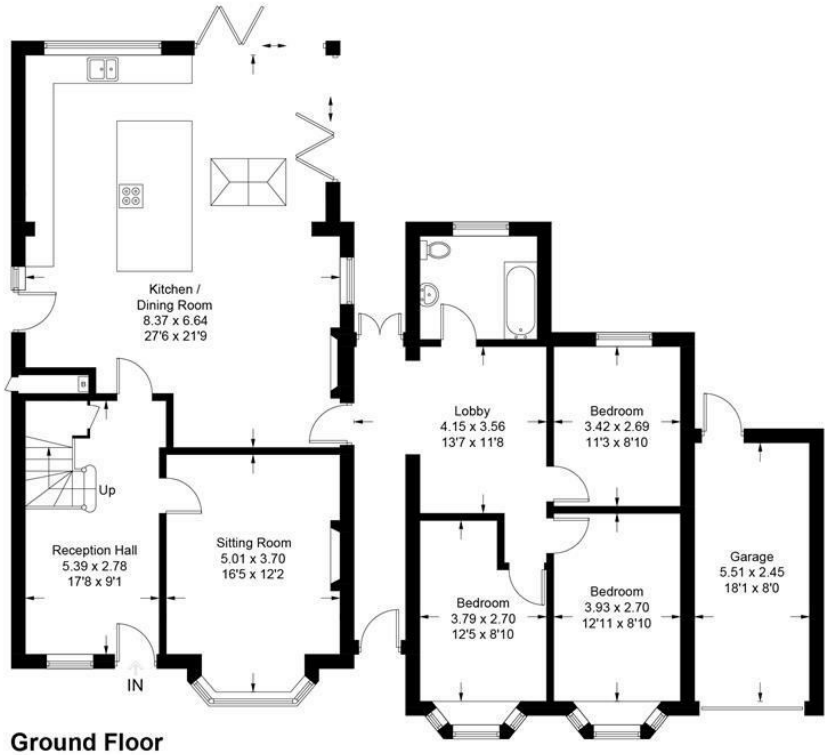


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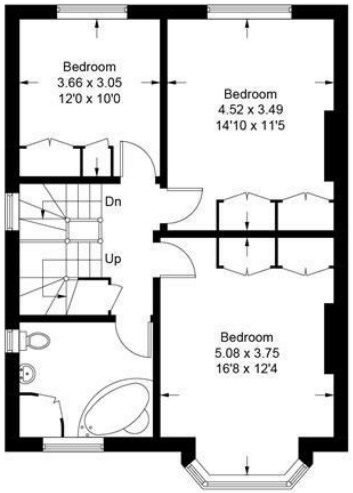
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Approximate Gross Internal Area = 236.4 sq m / 2544 sq ft
Garage & Summer House = 32.1 sq m / 345 sq ft
Total = 268.5 sq m / 2889 sq ft



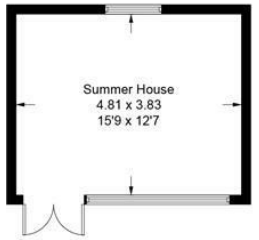
Ground Floor



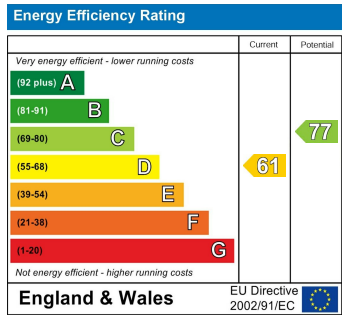
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



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. (ID1316660)

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