



Northey Avenue, South Cheam, Surrey
Offers In Excess Of £950,000 - Freehold

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**WILLIAMS
HARLOW**











Williams Harlow Cheam – Found within South Cheam, this exceptional family home is spacious and presented in excellent condition. A must view for buyers seeking the best in its class.

The Property

With its wide frontage, the property provides impressive kerb appeal. Entered through the central front door, painted in a joyous rich colour, and between the bay windows of both front facing reception rooms; the house opens up before you from the central reception hall. The ground floor flows between rooms with one front facing reception room separate and perfect for play or study. The kitchen is bright, airy and immaculately presented. The separate utility room and ground floor lavatory will appeal to those who already have one as a must have for any busy family home. All bedrooms and bathrooms are on the first floor and include four bedrooms and two bathrooms. A very classy house which will reward the buyer for years to come.

Outdoor Space

The large driveway offers ideal multiple car parking spaces. The rear garden measures just over 147 ft, the entire plot 0.17 of an acre. If you seek an interactive large garden with space to grow (as a family and vegetables!) this delivers. The stone patio leads off the house and is set up for dining and reclining with ease.

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 View

Appealing to a mass market, this house blends the shorts walks to shops, restaurants, trains and buses, sporting venues with a house which more than appeals on its own merit. Not having to compromise between location and accommodation is key and very popular.

Vendor Thoughts

"This house has been perfect for us over the years and we simply now seek a new chapter and challenge"

Benefits

Immaculate Presentation – Bedrooms and Bathrooms all on First Floor – Play Room Study – Lots of Natural Light – Walk To Nonsuch/Avenue Road/Cuddington Croft Schools - Walk To Trains/Buses – Walk To High Street – Walk To Golf Courses/Tennis Courts/Parks

Features

Four Bedrooms – Two Bathrooms – Multiple Reception Rooms – 147 Ft Rear Garden – Separate Utility Room – Ground Floor Lavatory – Large Driveway – Picture Windows – South Cheam

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Bus Routes from Cheam Village -
S2- Epsom Clock Tower to St Helier Station via Northey Avenue (Hopper Bus)
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.

SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston

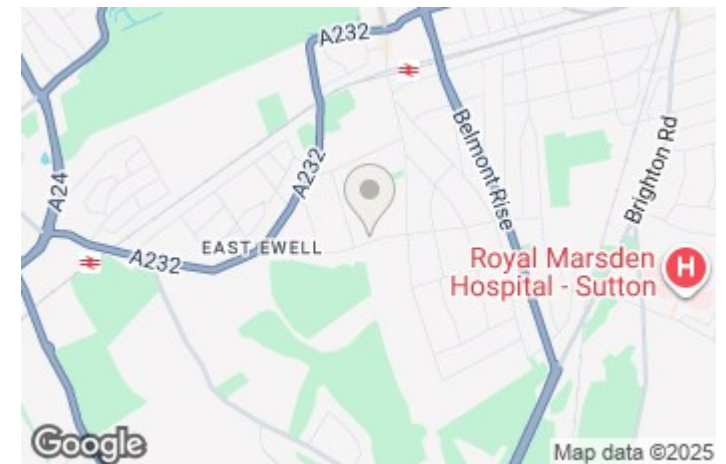
Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19
Glynn - Boys State - 11 - 18

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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.

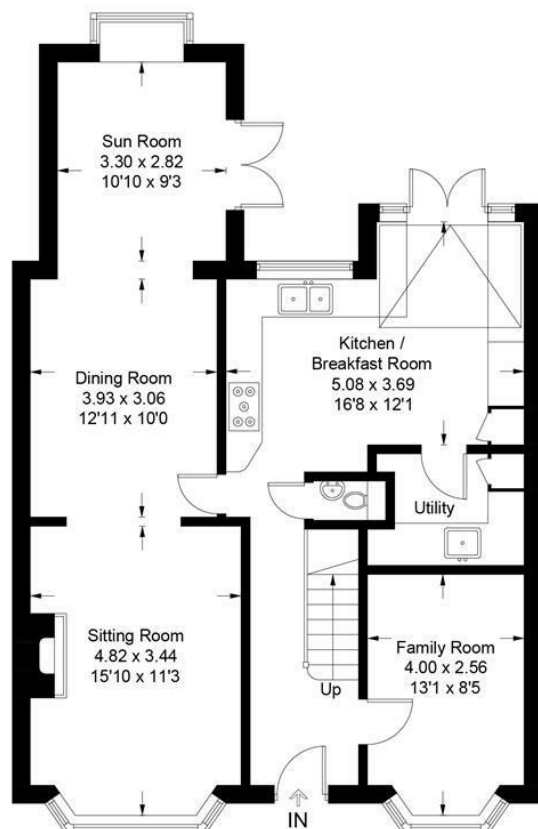


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

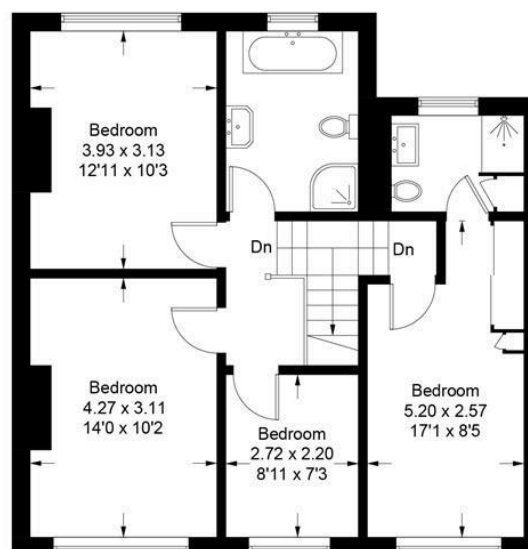
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Approximate Gross Internal Area = 148.3 sq m / 1596 sq ft



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. (ID1218446)

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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	70	
(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

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