



**Esher Avenue, Cheam, Sutton, SM3 9AY**





**welcome to**

**Esher Avenue, Cheam, Sutton**

A most attractive and very well presented extended four bedroom, two bathroom semi-detached family home situated in a popular residential area. This super property enjoys generous living space and a pretty south facing rear garden with a cabin/'work from home office', there is a driveway & a garage.



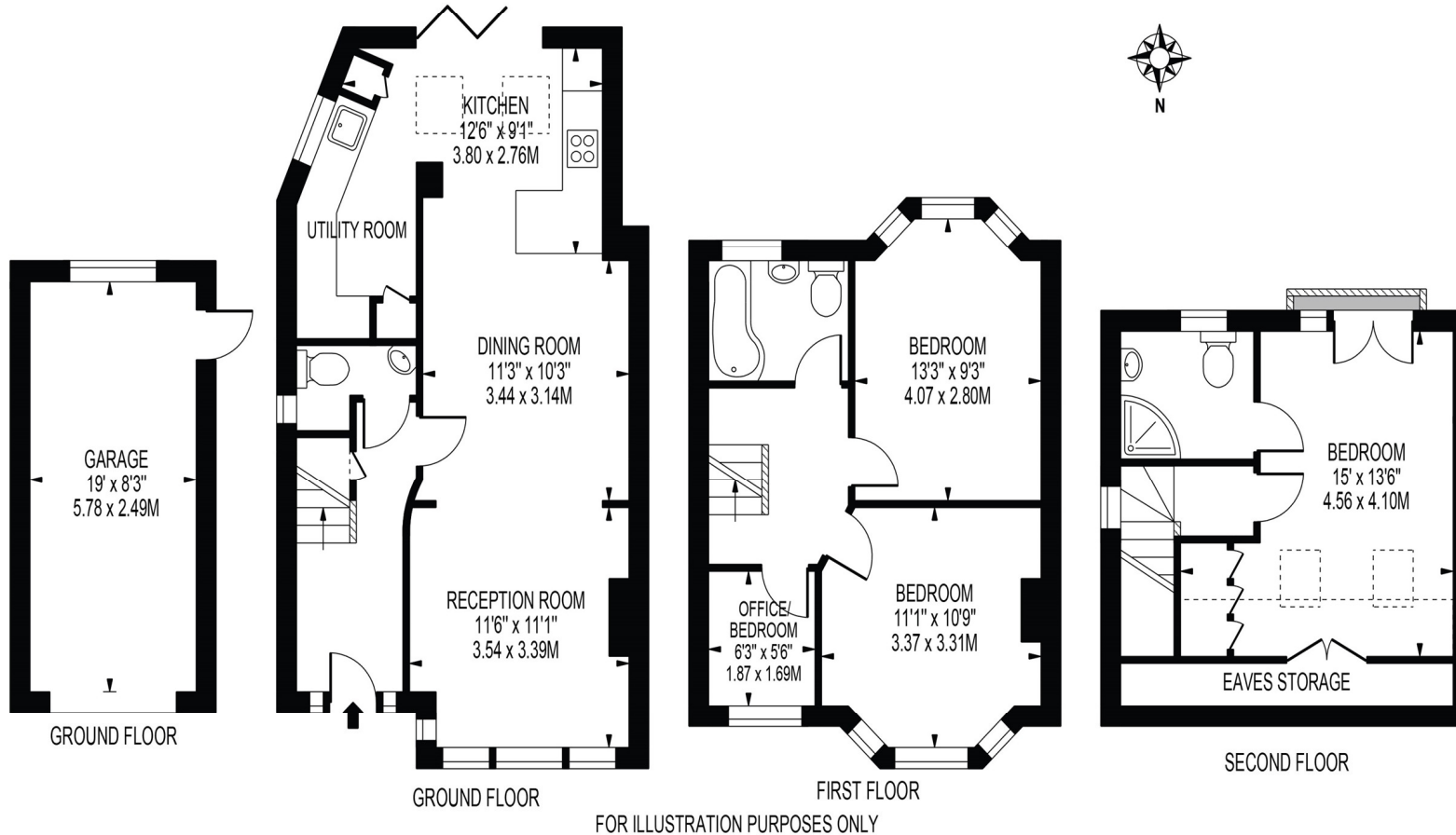
## ESHER AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1138 SQ FT - 105.73 SQ M

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA, EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 72 SQ FT - 6.69 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 155 SQ FT - 14.39 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
 ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A most attractive and very well presented extended four bedroom, two bathroom semi-detached family home situated in a popular residential area close to good local schools, parks and public transport. This fantastic property enjoys generous living space and a pretty south facing rear garden with a cabin/ studio/work from home office', there is a driveway and garage.

Worcester Park and North Cheam are located on the borders of Surrey & South West London. Located just 10 miles from Central London, Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Gatwick & Heathrow Airports. Local bus services will get you to Morden's Northern Line Station in approx. 15 minutes.

North Cheam & Worcester Park's attractive & bustling High Streets enjoys a host of familiar brands including: Waitrose, Sainsbury's, Pizza Express, Costa, Café Nero, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and a diverse array of eateries to satisfy most culinary requests. Young families are attracted to Worcester Park's plethora of high performing schools and no less than seven parks including the vast and picturesque Nonsuch Park, formally the site of Henry VIII's Nonsuch Palace.



welcome to

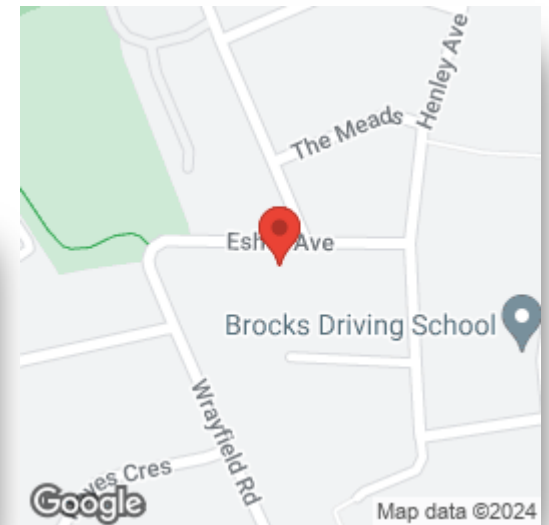
## Esher Avenue, Cheam, Sutton

- Attractive Extended Semi-Detached Family Home
- Four Bedrooms & Two Well Appointed Bathrooms
- Generous Ground Floor Living Space
- Very Well Presented + Downstairs WC Cloakroom
- Garden Cabin - Work from Home Office/ Studio

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£700,000**



**view this property online** [barnardmarcus.co.uk/Property/WCP107672](https://www.barnardmarcus.co.uk/Property/WCP107672)

Please note the marker reflects the postcode not the actual property



Property Ref:  
WCP107672 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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