



Abinger Avenue, Cheam, SM2 7LW
Offers In Excess Of £850,000 - Freehold

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**WILLIAMS
HARLOW**



Williams Harlow Cheam – Immensely popular location close to Cuddington Croft and Nonsuch School. With lots of potential and the chance to write the next chapter of a house which hasn't been to market for over 50 years, we urge you to be quick or miss out (maybe for another 50+ years!).

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		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











The Property

A handsome detached house. Built circa 1950 by Gleeson, the house has been well maintained since. The new owner may retain its size and layout, others may choose to increase the size through extensions; the choice is handy to have and own. Accommodation includes three bedrooms, two reception rooms (can be combined into a double length room by opening the wood and glass divider), kitchen, downstairs W.C. and family bathroom. Many similar houses have been extended via loft/garage conversions or rear extensions. The property provides an integral garage.

Outdoor Space

A large front garden and driveway welcome you in from the pretty tree lined road. Although ample parking is offered, on and off road, you can create more if required. With side access to the mature and private rear garden. The plot is level.

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, 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 short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 15 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

Houses like this are honest and provide a sense of integrity with ease and warmth, the house sells itself and the benefits are clear; great location, sizable house and lots of potential. With a relaxed vibe, the surrounding neighbourhood is loved and maintained and when you have features like Nonsuch Park on your doorstep you will cherish the house even more. Houses come and go, homes are carried with us forever. Offered without an onward chain.

Vendor Thoughts

"Our parents lived in this house for over 55 years. As they got older they could never be persuaded to move away from it as despite looking, they said 'they could never find anything better'.

Even as they grew older they lovingly maintained the house and always kept the house immaculately clean. Keen gardeners, they planted a range of (now mature) shrubs and still worked on the garden into their 90s.

As children growing up there we remember this house as a very happy home in a quiet, friendly neighbourhood.

We have very fond memories of running around and playing hide and seek in the large garden. We also remember that we had many happy walks in Nonsuch Park round the corner from our house and strolled through the park to Cheam Village. Family celebrations took place in local historic Ewell Village restaurants. My little sister walked with our mum to her primary school, Cuddington Croft while I took the bus to secondary school in Sutton. Our dad was first out of the house in the morning walking to Cheam Station for his commute to work in London.

As we grew older we really appreciated how easy it was to travel to London and local towns for entertainment, study and work."

Pointers

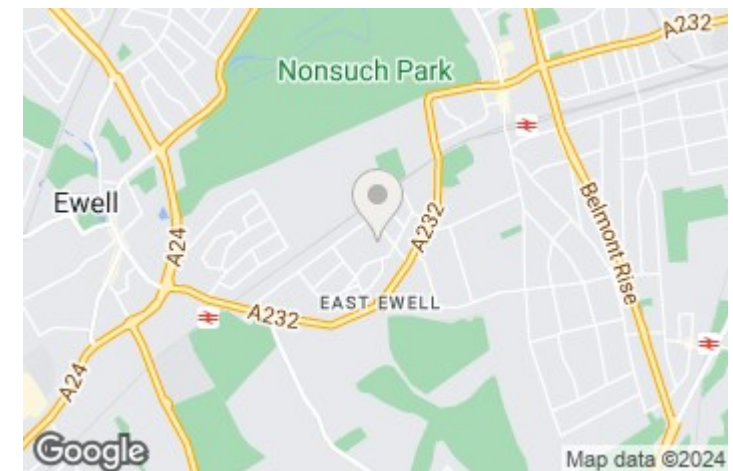
- Three Bedrooms - Detached - Extension Potential - Some Modernisation Required – Large Frontage - Garage
- Superb Rear Garden - Close to Nonsuch School - Close to Nonsuch Park – No Onward Chain

Transport

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
S2 - Epsom to St Helier

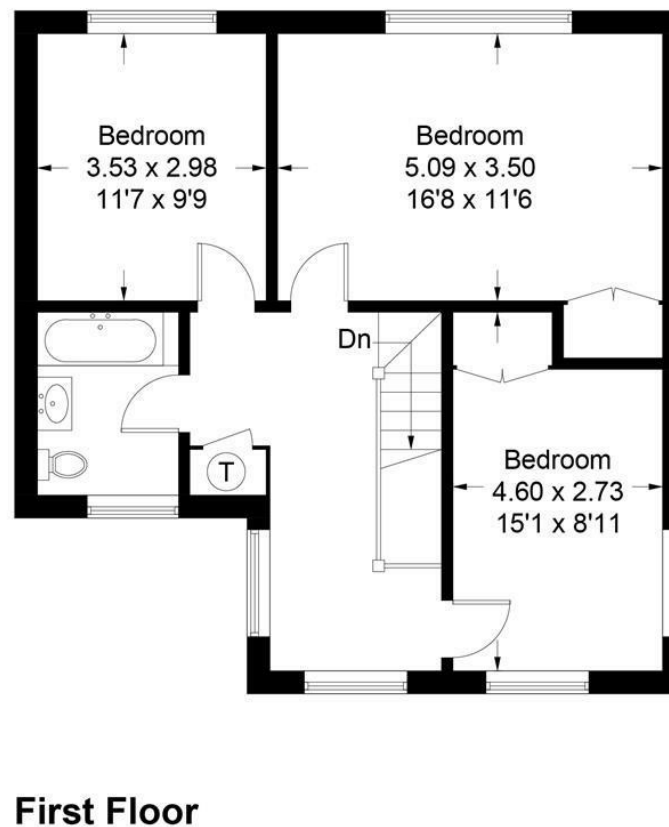
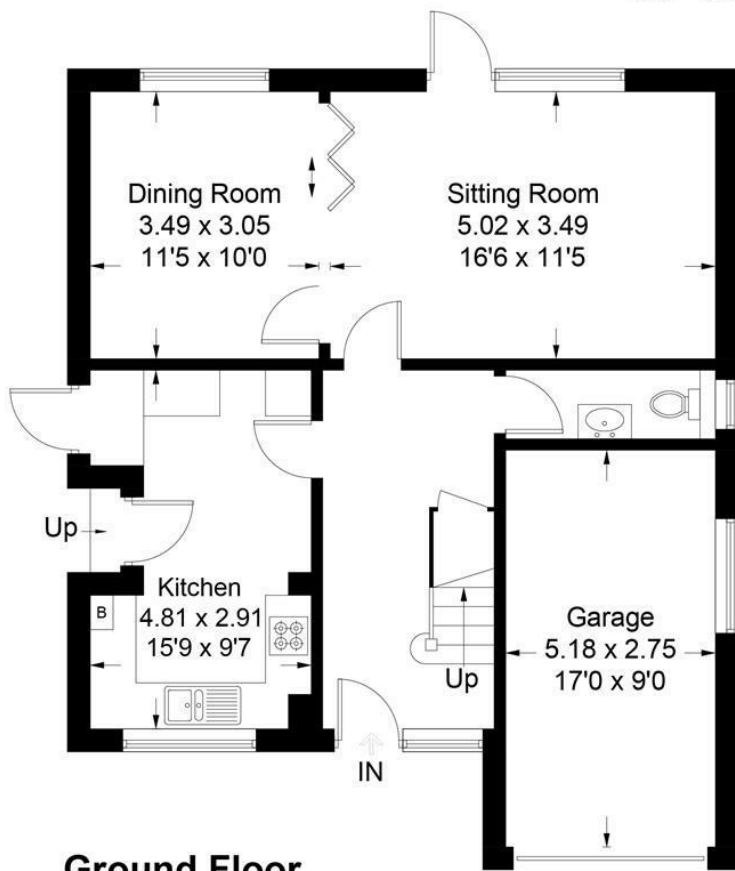
Local Schools

Sutton High – Girls Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19
Glyn - Boys State - 11 - 18
Ewell Castle - fee paying 3-18 years



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 = 118.2 sq m / 1272 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 132.5 sq m / 1426 sq ft



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. (ID1089316)

