



Holland Avenue, Cheam, Surrey SM2 6HW
Offers In Excess Of £1,450,000 - Freehold

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**WILLIAMS
HARLOW**



Williams Harlow Cheam – A very large double fronted property which provides the opportunity for larger families to live together in space and harmony as one. Maybe mum and dad wish to move with nan and grand-dad, very much in vogue these days, then this house provides two separate wings in which to live independently. That said, should your search require one whole unit with sizable accommodation for a sizable family then this also fits the bill. It's very flexible whilst highly practical. The location is highly regarded and Avenue Road school is within five mins walk. Charming period warmth to the style of house and high ceilings are also attractive features.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





THIS FAMILY
RUNS ON
LOVE,
LAUGHTER
AND PLENTY OF
WINE









The Property

Best described in two ways. The easiest way and as one family house, its six bedrooms, five reception rooms, two kitchens and four bathrooms. When describing it for multi-generational living the house has two sides, the central entrance hall wall divides the two, to one side of the ground floor you find the lounge, bedroom, kitchen and bathroom, to the other side of the ground floor, lounge, shower room, dining room and kitchen. Both sides are connected by entrance hall and large conservatory. The first floor is accessed by central staircase in the central entrance hall and divides at the top, two bedrooms and bathroom to one side, four bedrooms and bathroom to the other. Sounds like you need to view to understand it; we agree! Come and have a look. The décor is modern and easy to live with.

Outdoor Space

A large carriage driveway to the front of the property. Side access to the pretty rear garden, which is east facing. Flat and direct access onto the lawn and into the mature garden. The summer house toward the rear of the garden offers an excellent work from home option.

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.

Why You Should View

Not many houses provide the scale of sq ft on offer here and not many provide the chance for dynamic families to live together in space and security. Some will be attracted by the access to Avenue Road school and some will be attracted Harris Academy, but all will value the local park, high street and community.

Vendor Thoughts

“Living here with my family and mum and dad has been wonderful. Our intention originally was to build two semi-detached houses, however we choose to keep the original house and build a new wing”

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
Harris- Mixed State - 11 - 18

Local 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

Pointers

- At Least Six Bedrooms - Detached - Carriage Driveway - Circa 3800 Sq Ft Including Summer House - Mature Garden - Two Kitchens - Easy Work From Home Solution
Close to Cheam Village and Belmont Village - Close to Avenue Road School - Close to Overton Park - Garage



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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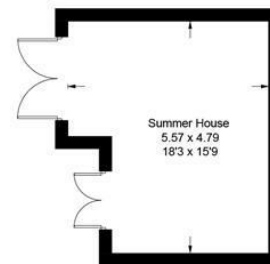
Approximate Gross Internal Area = 302.4 sq m / 3255 sq ft

Garage / Summer House = 53.0 sq m / 570 sq ft

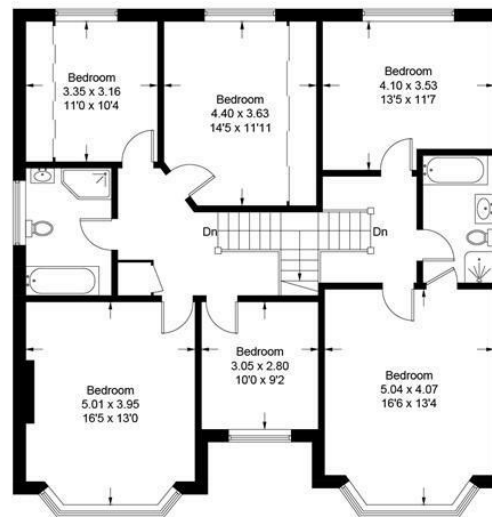
Total = 355.4 sq m / 3825 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



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. (ID1094712)

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