



Windsor Avenue, Cheam, SM3 9RY  
Offers In Excess Of £485,000 - Freehold



**WILLIAMS  
HARLOW**



Williams Harlow – Excellent value for money, this four bedroom mid terrace family home in a highly sought after part of Cheam. Offered without an onward chain and requiring some modernisation this is a no brainer for any buyer. Close to Cheam High, West Sutton Thames link trains and bus routes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## The Property

A mid terrace house in a sought after Cheam location. The property offers a typical 1930's easy to live with layout, whereby the two reception rooms are in situ and the kitchen has a small extension to provide extra cupboard and work top space. The first floor has three bedrooms, bathroom, separate W.C. and stairs to the top floor bedroom. Any changes to the property are decades old. Decor wise it requires modernisation and is coupled with the possibility to further extension.

## Outdoor Space

An extra sunny south facing rear garden measures circa 70ft when including the large double garage. Nice and private, the rear garden will be great to rest, relax and enjoy family life. The frontage offers off street parking. The double garage is excellent for workshop, storage, work from home or hobby space.

## The Local Area

Found within the Cheam Park Farm area, its incredibly popular with families who seek the great local amenities such as Cheam High, Cheam Village, Cheam Park and West Sutton train station. The area is mostly 1930's built property which has over the years been extended in various ways to create extra space. Cheam Village, North Cheam Parade and West Sutton can all be walked to in various times. Thames link lines are available from West Sutton, Southern services from Cheam Village. Local bus routes service Morden (great for the Tube into central London).

## Vendor Thoughts

“This is our uncles house who lived here for decades and was always close to me and my Dad. The house has lots of happy memories for us and we hope the next owners enjoy it as much as we have”

## Why You Should View

Offered without an onward chain, this house offers a quick purchase in a very sought after area. The property offers a canvass upon which you can change depending on your needs and taste. The double garage is excellent for workshop, storage, work from home or hobby space.

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
West Sutton Train Stn: Thames Link, Sutton to St Albans Via City Circa 40 Mins

### Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.  
413 - Morden to Sutton  
213 - Kingston To Sutton  
151 - Wallington to Worcester Park

## Local Schools

St Dunstons - State- Mixed - Ages 5 - 11  
Homefield Prep - Fee - Boys - 3 - 13  
Sutton High - Girls - Fee - 3 - 18  
Nonsuch - Girls - Grammar - 11 - 19  
Cheam High - Mixed - State - 11 - 19

## Features

Four Bedrooms - Two Reception Rooms - Parking - Double Garage with Access Road - South Facing Rear Garden

## Benefits

Sunny Rear Aspect - Chance to Modernise to Your Taste - Chance to Be Close to Cheam High - Possible Work From Home Via Garage - Good Road and Rail Links Locally

## EPC AND COUNCIL TAX

E AND D



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.

## WINDSOR AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1114 SQ FT - 103.47 SQ M

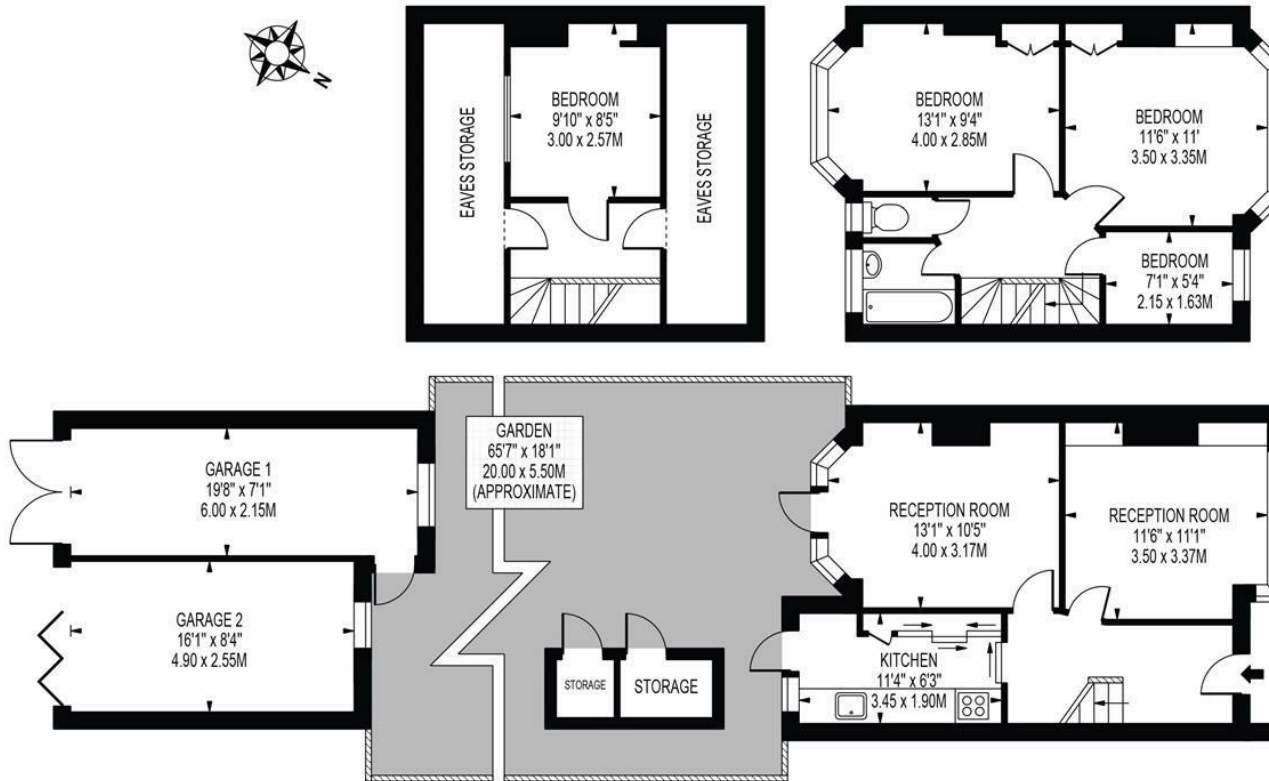
(INCLUDING EAVES STORAGE, EXCLUDING GARAGE 1, 2 & STORAGES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 167 SQ FT - 14.56 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 1: 139 SQ FT - 12.90 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 2: 135 SQ FT - 12.50 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGES: 29 SQ FT - 2.70 SQ M



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