

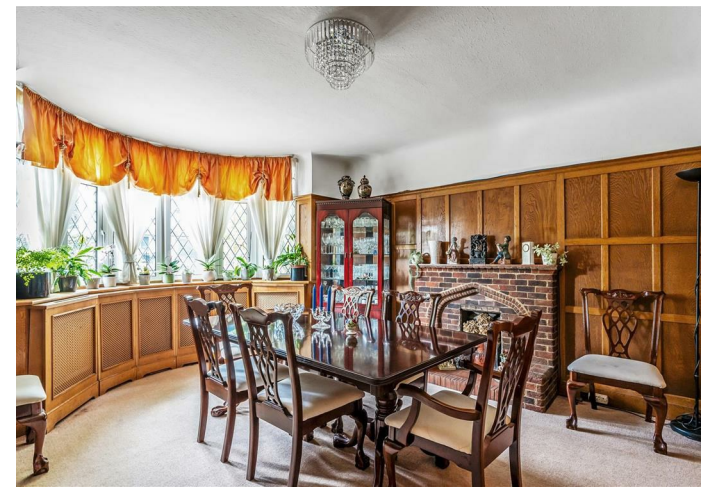


Northey Avenue, Cheam, Surrey SM2 7HU

Offers Over £1,050,000 - Freehold



**WILLIAMS
HARLOW**



Located in a popular residential area ideally situated for good local schools and Cheam Village, this characterful detached home offers flexible large accommodation with a feature rear garden extending to 92'0 x 39'0 approximately. There is plentiful parking to the front, two good sized reception rooms plus large entrance hallway. The property affords a wealth of character features throughout and a feature re-fitted kitchen. **SOLE AGENTS**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	31	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









ENTRANCE PORCH

Double opening glazed doors under pitched tiled canopy with outside light, quarry tiled floor, giving access to the:

FRONT DOOR

Original hardwood part glazed front door with windows either side giving access through to the:

ENTRANCE HALLWAY

Original close boarded floor. Stairs rising to the first floor accommodation. Understairs storage cupboard. Thermostat for the gas central heating. Obscured glazed window to the side. Picture rail. Concealed radiator. Cloaks cupboard. Radiator. Connecting door to the garage.

DOWNSTAIRS WC

Low level WC. Pedestal wash hand basin with mixer tap. Bidet. Half height panelling. Obscured glazed window to the side. Wall lights. Coving. Wall mounted extractor. Tiled floor.

SITTING ROOM

A well proportioned double aspect room with window to the side and double opening French doors with full height windows either side enjoying an elevated outlook over the rear garden. Original close boarded floor. Wall lights. Picture rail. Concealed radiator. Fireplace feature with wooden surround with stone hearth with an inset gas flame effect fire.

DINING ROOM

Attractive bay window to front. Original three quarter height panelling in excellent order. Concealed radiator. Plate rail. Original Claygate fireplace with brick and tile surround.

EXTENDED KITCHEN/BREAKFAST ROOM

Fitted with a high quality range of wall and base units comprising of Quartz work surfaces incorporating a sink drainer with mixer tap. Integral dishwasher. Fitted oven and grill with microwave oven above. Surface mounted four ring induction hob with contemporary extractor above. Eye level cupboards benefitting from under lighting. Breakfast bar. Recess shelving. Display cabinets. Wine rack. Full height storage. Contemporary radiator. Wood effect flooring. Double opening glazed doors and window with an aspect to the rear. Coving. Downlighters.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase via a half landing. Access to loft void. Coving. Concealed radiator.

MASTER BEDROOM

A window to the rear enjoying a pleasant outlook over the rear garden. Radiator. Exposed wooden flooring. A comprehensive range of built in wardrobes. Doorway to the:

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with both rain shower and hand held attachment. Low level WC. Wash hand basin with mixer tap. Obscured glazed window to the rear. Fully tiled walls. Coving. Wall mounted extractor. Downlighters. Heated towel rail. Tiled floor.

BEDROOM TWO

Attractive bay window to the front with a window seat. Fitted wardrobe and also a dressing table. Coving. Downlighters. Radiator. Exposed wooden flooring.

BEDROOM THREE

Window to the front. Radiator. Exposed wooden flooring. Downlighters. Picture rail. Wardrobe. Dressing table.

BEDROOM FOUR

Window to the rear. Radiator. Coving.

BEDROOM FIVE

Window to the front. Coving. Downlighters. Radiator. Currently used by the present owners as a study.

SHOWER ROOM

Fully enclosed shower cubicle. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Mirror. Fully tiled walls. Radiator. Downlighters. Wall mounted extractor. Obscured glazed window to the side.

BATHROOM

White suite. Panel bath with mixer tap, shower attachment and glass shower screen. Large wash hand basin with mixer tap and cupboard below. Low level WC. Half height tiling. Downlighters. Ceiling mounted extractor. Coving. Obscured glazed window to the rear. Heated towel rail. Tiled floor.

OUTSIDE

FRONT

Mainly laid to pea shingle which affords the opportunity to park up to five vehicles off street. There are various flower/shrub borders, ornamental laburnum and cherry tree. There is a low rising brick retaining wall with a hedge above marking the front boundary. Here you can access the property's front door, wooden side gate to the rear garden and the:

INTEGRAL GARAGE

Double opening wooden doors to the front. Power and lighting. Inter connecting door to the entrance hall.

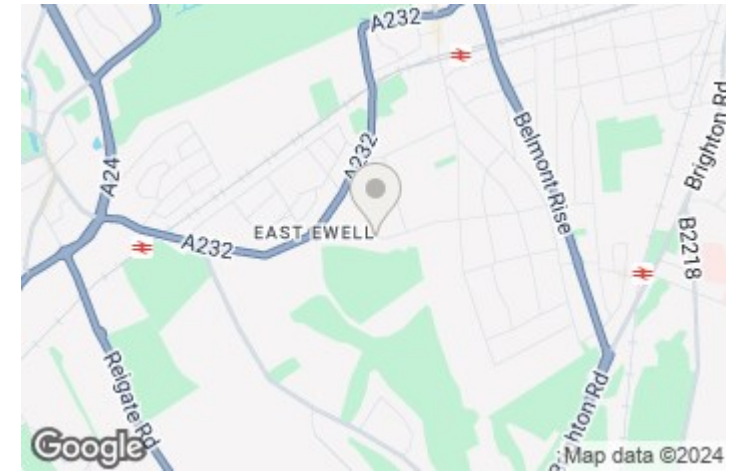
FEATURE REAR GARDEN

28.04m x 11.89m approximately (92'0 x 39'0 approximately)

The garden offers a high degree of privacy with an elevated patio expanding the immediate rear width which benefits from an outside tap. There are steps down to the remainder of the garden which is laid to well manicured level lawn with attractive flower/shrub borders on either side being raised on railway sleepers. There are an array of ornamental trees and shrubs. Towards the end of the garden there is a vegetable growing area and wooden garden shed. In addition there is also a summer house and a greenhouse. There is a wide selection of specimen plants and trees which include figs, apples, pear, cherry, raspberry and strawberry

COUNCIL TAX

Epsom & Ewell BAND F £3,334.27 2024/25



Cheam Office

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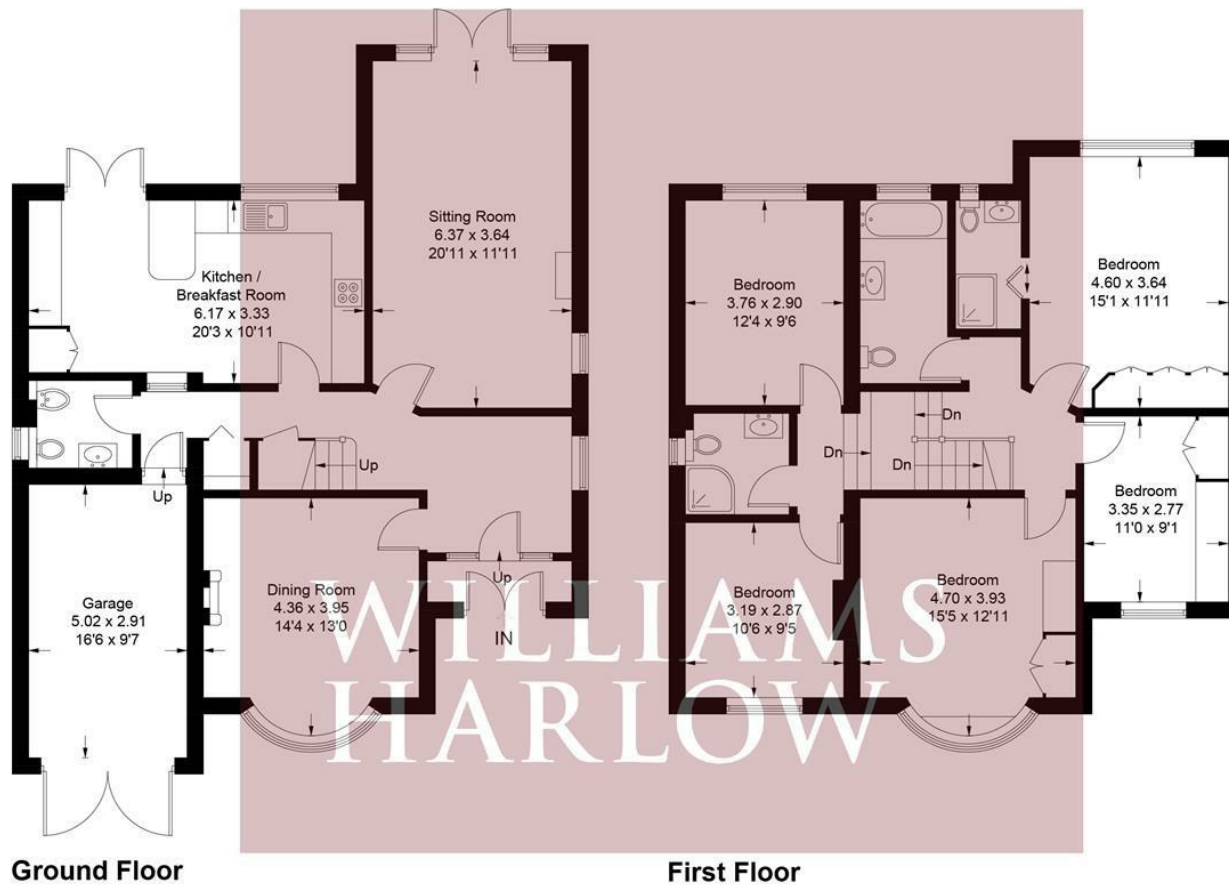
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Approximate Gross Internal Area = 190.0 sq m / 2045 sq ft
(Including Garage)



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 any decisions reliant upon them. (ID1122256)
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