



Albury Avenue, Cheam, Surrey  
Guide Price £1,200,000 - Freehold



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HARLOW**























Williams Harlow Cheam - A property which is very impressive as is but also packed full of future potential. Offering a very wide plot with west facing rear garden and property measuring over 2780 sq ft. Having been designed with an annex type accommodation ideal for multi generation living in mind, the property is practical and spacious.

## The Property

2786 sq ft of property comprising of, A - main body of house: four first floor bedrooms, two first floor bathrooms, three main house reception rooms, kitchen breakfast room. B - accessed via the Kitchen, the annex type feature: lounge, bedroom, shower room with loo, kitchenette. Together, can be used as easily as one, five bedrooms, three bathrooms, four reception rooms, kitchen and separate utility room. The large hallway with Juliet landing and cloakroom welcome you home. The large double garage to the side and garden store are obvious targets for further extension if desired. The décor is neutral, modern and comfortable.

## Outdoor Space

A stylish Mediterranean loggia with covered dining area connects the garden to the house. And what a rear garden! Offering a South Westerly aspect within a 86 ft x 87 ft frame, the garden is mature, private and superb. The frontage has a carriage driveway and measurements of 87ft x 36 ft. The entire plot measures .28 acre.

## The Local Area

Cheam Village is superb and if you haven't visited, you must. Unlike many other Surrey towns, Cheam offers excellent Zone 5, oyster card and freedom pass compatible commuting links, A thriving high street with plentiful independent shops and crafts as well as the national chains, excellent schooling and vast 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 very short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 5 mins and you will be ordering a

flat white in one of the various coffee shops on the high street and people watching or catching up with friends. 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 equestrian pursuits.

## Vendor Thoughts

"This has been a happy family home for many years. We wouldn't move other than we wish to be closer to family"

## Why You Should View

This is a rare style of house and is ideal as a family home for the next generation. The property has a fab plot, spacious interior and bags of potential to harvest for those with an eye for design. Located in a sought after road ideal for Nonsuch School and Cheam Village.

## Features

Five Bedrooms - Three Bathrooms - Four Reception Rooms - Double Garage - Kitchen Dining Room - Annex Feature - South Westerly Garden - .28 Of An Acre -

## Benefits

Walk to Nonsuch Park - Walk To Non Such School - Walk to David Lloyd - House Your Guests or Family In Style and Privacy - Garden To Your Hearts Content - Walk to Cheam or Ewell East Train Station - Walk to Cuddington Croft School

## 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

## 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  
S2 - Epsom to St Helier

## EPC AND COUNCIL TAX

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## Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.





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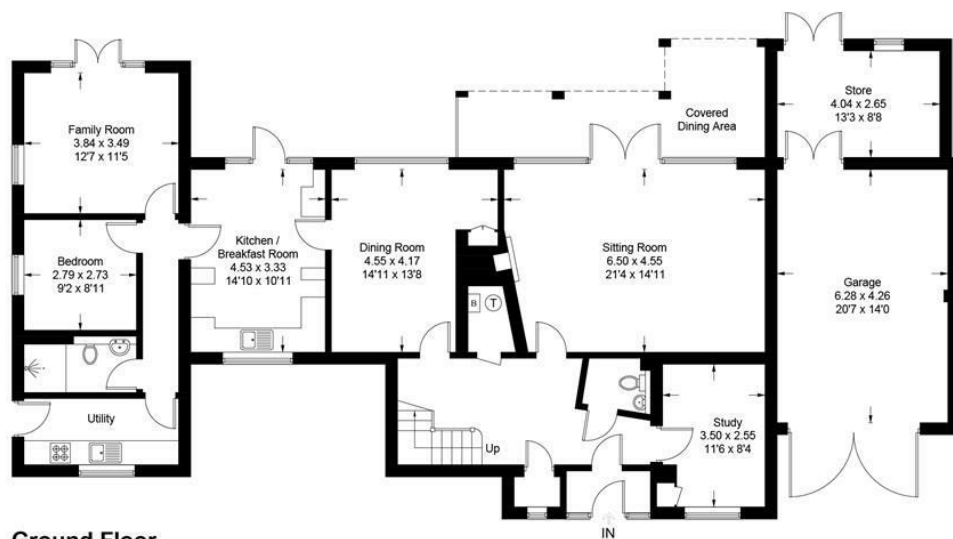
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Approximate Gross Internal Area = 219.4 sq m / 2362 sq ft  
Garage / Store = 39.4 sq m / 424 sq ft  
Total = 258.8 sq m / 2786 sq ft  
(Excluding Void)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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. (ID1163459)

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