



Warren Avenue, South Cheam,  
Guide Price £1,250,000 - Freehold



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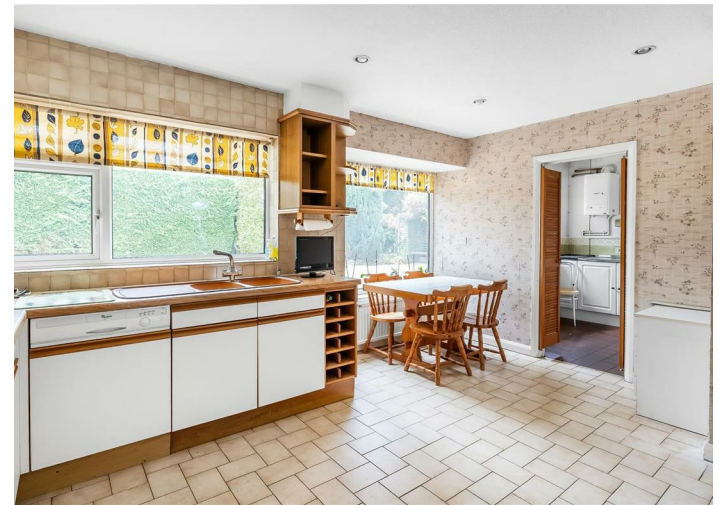


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**WILLIAMS  
HARLOW**











Williams Harlow Cheam - A generational purchase for those who seek a detached house in the most sought after local area and one which can be changed to suit. Requiring modernisation, you can revel in the designing stage and create a house which truly reflects your needs. Offered without an onward chain.

### The Property - Potential To Modernise

A small row of houses built circa 1971 and mentioned as buildings of local interest. The design has strong hints of architectural design to suit and interact with its surroundings, additionally excelling in high levels of natural light via the large windows on offer through out.

A small enclosed porch welcomes you in and provides space for coats, shoes and buggies. The larger entrance hall follows and rooms branch off this central trunk. Spacious study to right, large lounge to left, dining room with galleried 1st floor above far left, ground floor lavatory to right, kitchen ahead and utility room far right. That makes three reception rooms, kitchen, separate utility and cloakroom to ground floor.

First floor offers four bedrooms and two bathrooms. The master bedroom includes a dressing area. The landing has galleried views above the dining room.

### Outside Space - A Discreet Plot

A rear garden measuring 62' x 42'. A frontage which measures 62' by 48'.

The road is a pretty suburban road which is tree lined with grass verges. At the brow of a small incline, looking down the hill and toward the private road opposite entices the eye with more greenery. Turning to the house and the property looks assured in its setting. The driveway is deep with space for several cars whilst the double garage sits offset to the house. There is side access from front to back and the rear garden is private, mature and trim.

### Local Area - Premier Location

South Cheam is a joy to live in. Community envelopes the well kept streets and houses. With lots to see and do, the area is primed for rich family life. Warren Avenue cuts between

Burdon Lane and Sandy Lane and is equally accessible to Belmont and Cheam Villages. Both villages offer train stations, shops and restaurants.

### Why You Should Buy

For those in the know, this location, style and potential is in itself the reason to buy.

### Vendor Thoughts

Built in 1971, this family house “High Banks” has been a much loved residence since 1996. Four generations have had many cherished family occasions at the property.

### 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  
Glynn - Boys State - 11 - 18

### Local Transport

Cheam Train Station - London Victoria and London Bridge -  
Southern Service - Circa 36 mins. Epsom - Circa 4 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

### Features

Four Bedrooms - Three Reception Rooms - Two Bathrooms -  
Detached - Cloakroom - Separate Utility Room - Galleried  
Dining Room/Landing - Double Garage

### Benefits

No Onward Chain - Potential To Modernise - Affluent Area -  
Lots Of Parking

### Walk To

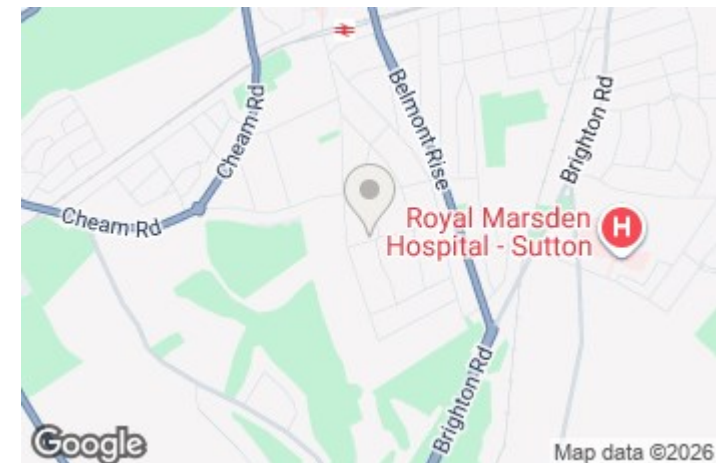
Cuddington Golf Course - Banstead Downs Golf Course -  
Avenue Road School - Cuddington Croft - Cheam Village -  
Belmont Village - Cheam Train Stn - Devon Road Tennis Club

### EPC AND COUNCIL TAX

C and G

### 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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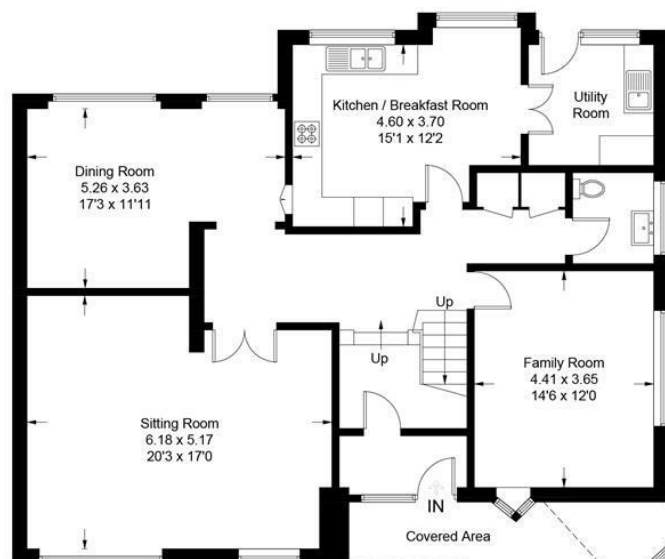
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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 = 211.6 sq m / 2278 sq ft

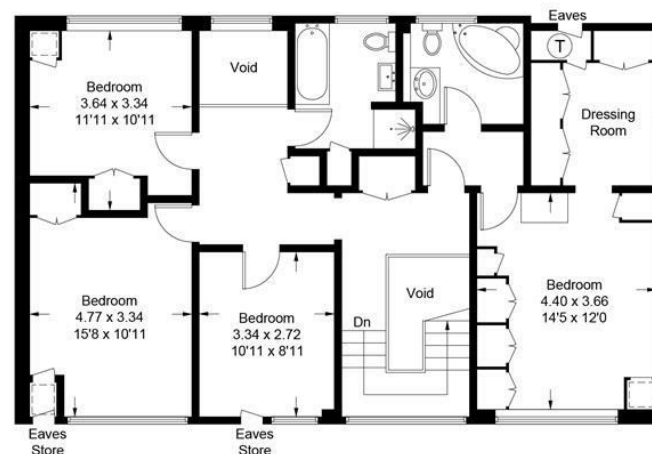
Garage = 30.4 sq m / 327 sq ft

Total = 242.0 sq m / 2605 sq ft  
(Excluding Void)

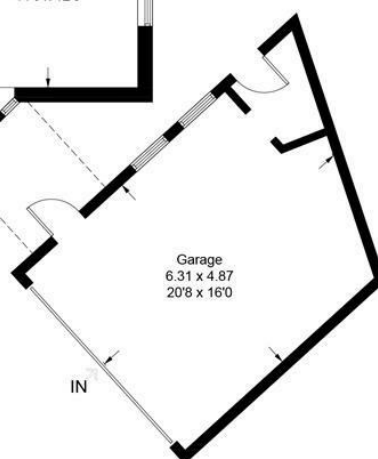
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



| 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                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 69                      | 78        |
|                                             |  | 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. (ID1331556)

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