



Shirley Avenue, South Cheam,  
Offers In Excess Of £2,000,000 - Freehold

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**WILLIAMS  
HARLOW**























Williams Harlow Cheam – A house for the ages which will define your families best memories in the generation to come. Located within one of the most requested and sought-after roads in South Cheam. If you seek the very best for your family and lifestyle, this home is a must view.

## The Property

Having been the home for the family for many years its likely the new owner will want to modernise the property and there is lots of potential on offer. The main body of the house spreads across three floors and includes seven bedrooms, study, four reception rooms and three bathrooms, whilst the annexe offers lounge, bedroom and shower room. The garages offer further potential to increase the size of the annexe if you so desire. The kitchen, opening onto a reception room, provides separately utility rooms and storerooms. The décor is well maintained and of some quality, albeit it's likely the next owner will wish to modernise. Rarer internal features include, sauna, steam room and first floor sun terrace to take in the vast garden.

## Outdoor Space

The wide, deep plot is first noticed upon arrival, and measures near 80 ft in width. The carriage driveway proceeds to deliver you to the front door and triple garages.

The rear garden is glorious. A sprawling garden measuring over 200 ft in length. Essentially its size lends itself to most designs and possible outbuildings. Designed in a classical style of patio leading into lawn, which I turn reaches the dividing hedging that hides the secret old orchard, now the play area. A garden which will be used to mark family occasions that mean so much to us. The entire plots measures .56 of an acre.

## The Local Area

Shirley Avenue, so often requested by eager buyers, is a wide tree lined road of similarly large, impressive property. Nestled within the heart of favourable South Cheam, the road offers a short walk back into the Village centre and well as the golf courses, sport facilities and health clubs, as well as the very best schools which include Nonsuch and Harris. The address

carries prestige and is a mark of status within the community.

For those unacquitted with South Cheam and Cheam Village, they are to be find straddling Greater London and Surrey and offer the very best of both. Easy and quick access in Central London, relaxed and green surrounds of Surrey, excellent road and air networks for travel, family orientated amenities and excellent sporting facilities. State and grammar Schooling includes Nonsuch, Harris, Avenue Road and Coddington Croft. Private school includes Epsom College, Sutton High, Seaton House, Homefield and Aberdour. The Village Highstreet is relaxed affair with coffee shops and restaurants.

## Why You Should View

The house is considered to be one of the best and the opportunity should be taken at the earliest convenience to view. Its been a family home over a generation and will serve faithfully as one again for the next.

## Vendor Thoughts

"We have so many happy memories here since moving from Streatham all those years ago. Every inch has been loved and loved us in return"

## Benefits

- Walk To Two Golf Courses - Walk To Fitness Club And Sport facilities - Walk To Nonsuch School - Walk To Cheam Village - Walk To Cheam Train Station - Potential to Modernise

## Features

Eight Bedrooms - Five Reception Rooms - Four Bathrooms - .56 Of An Acre - Triple Garage Carriage Driveway - Prime Road - Sought After Area

## 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

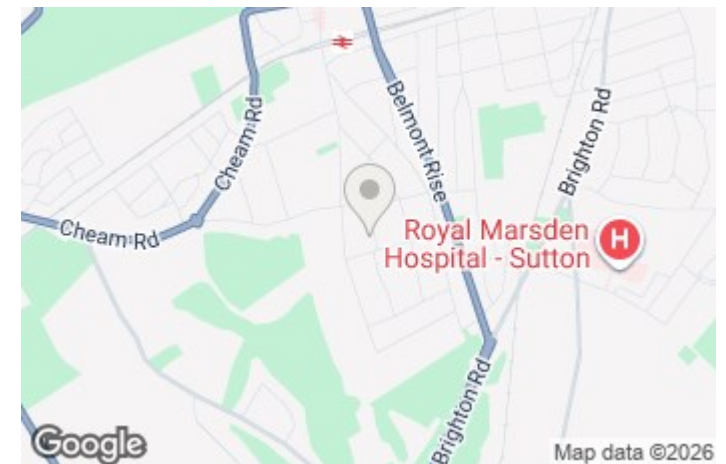
## Local Schools

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

## EPC AND COUNCIL TAX E 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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Approximate Gross Internal Area = 347.5 sq m / 3740 sq ft

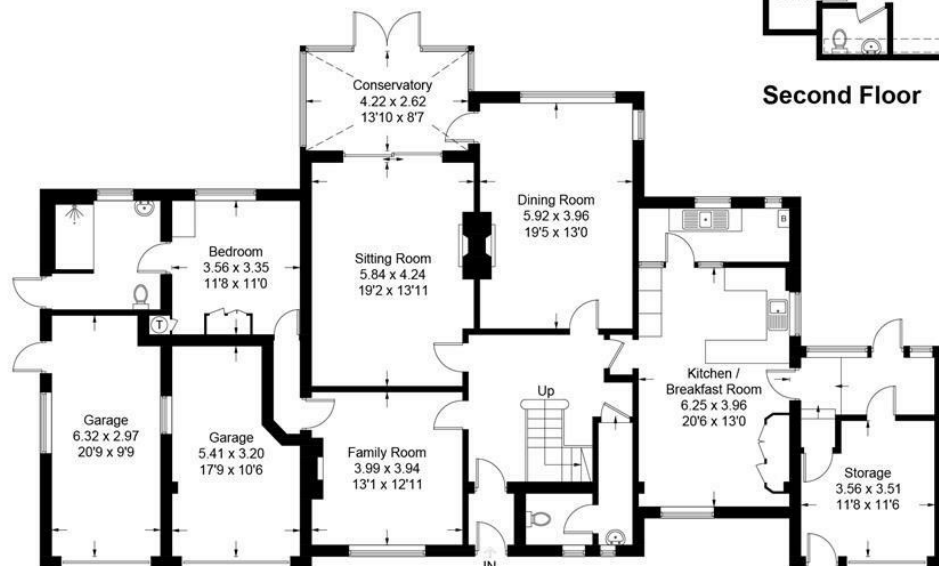
Garages = 35.2 sq m / 379 sq ft

Total = 382.7 sq m / 4119 sq ft

 = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor



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. (ID1223688)

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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		
		65
	47	
EU Directive 2002/91/EC		
England & Wales		

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