



Guide Price

£999,000

Freehold

4x  3x  3x 

**Harefield Avenue, South
Cheam, Surrey, SM2**

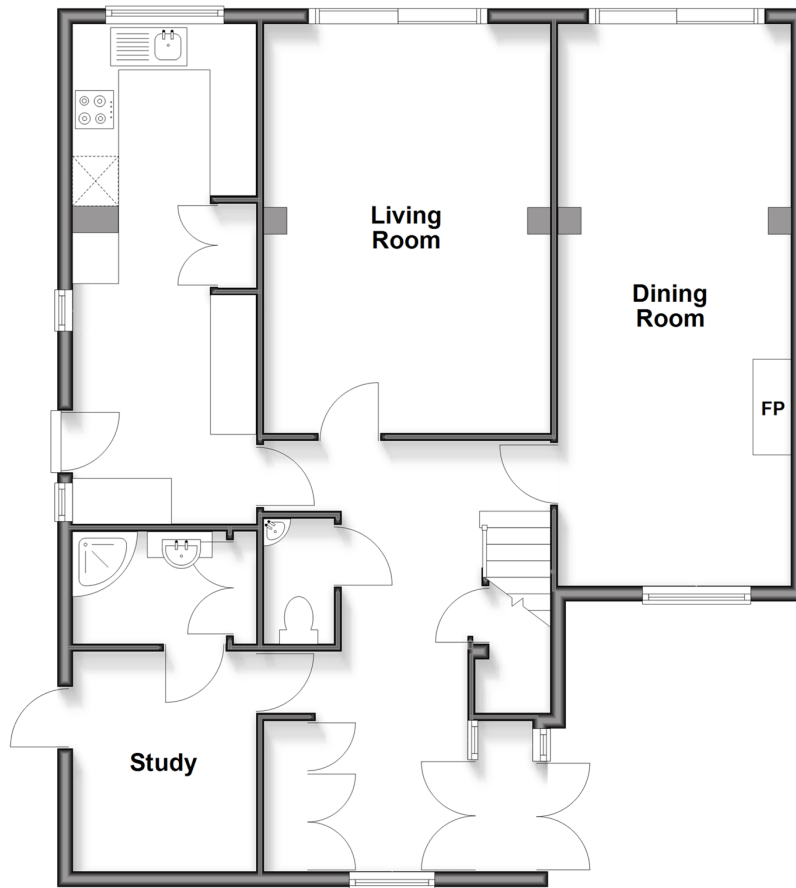
OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards

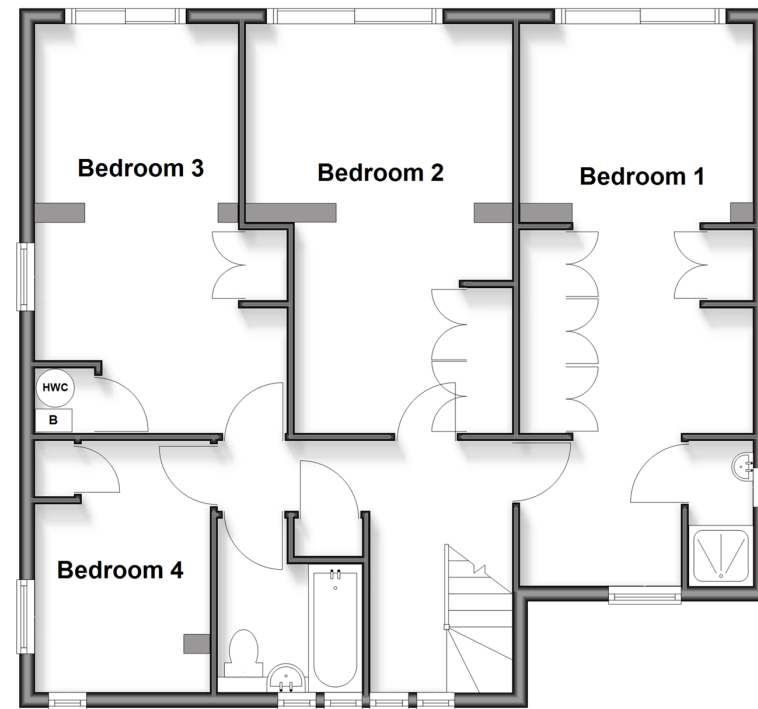
Ground Floor

Approx. 91.9 sq. metres (989.4 sq. feet)



First Floor

Approx. 77.7 sq. metres (836.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Living Room: 17'3 x 12'2 (5.26m x 3.71m)
Dining Room: 23'9 x 9'9 (7.24m x 2.97m)
Kitchen: 21'9 x 7'8 (6.63m x 2.34m)
Study: 9'2 x 7'11 (2.80m x 2.41m)
Shower Room: 6'4 x 3'9 (1.93m x 1.14m)
Separate Toilet

FIRST FLOOR

Landing
Bedroom 1: 23'5 maximum x 9'9 maximum (7.14m x 2.97m)
En-Suite Shower Room
Bedroom 2: 18'1 maximum x 11'3 maximum (5.52m x 3.43m)

Bedroom 3: 18'0 maximum x 11'3 maximum (5.49m x 3.43m)
Bedroom 4: 10'6 maximum x 7'3 maximum (3.20m x 2.21m)
Bathroom: 7'2 x 6'1 (2.19m x 1.86m)

OUTSIDE

Driveway
Rear Garden



Main features

- **Wonderfully welcoming home that works perfectly for family life**
- **Downstairs utility room & shower room**
- **Large, landscaped garden made for enjoying & entertaining**
- **Driveway for three cars**
- **Walking distance to Cheam Village & Station**
- **Superb schools within easy reach including Cuddington Croft**



Nearest Schools

Primary Schools: Cuddington Croft 0.2 miles, St Dunstan's Cheam CofE 0.5 miles, Avenue Primary 0.7 miles
Secondary Schools: Nonsuch High School for Girls 0.5 miles, Overton Grange School 1.0 miles, The Harris Academy 1.1 miles



Transport Information

Train Stations: Cheam 0.5 miles, Belmont 0.8 miles, Ewell East 0.9 miles



Address

Harefield Avenue, South Cheam, Surrey, SM2



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Sutton Branch 020 8661 0330 ■ cubittandwest.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

