

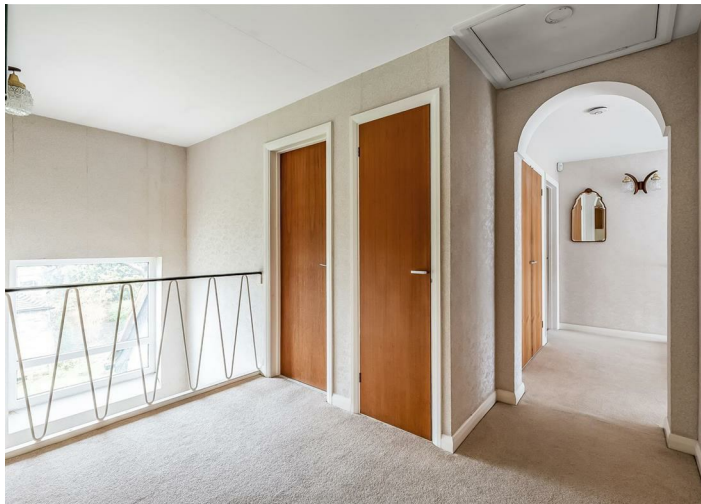


WILLIAMS  
HARLOW  
FOR SALE  
020 844 1111

Warren Avenue, South Cheam,  
Offers In Excess Of £1,250,000 - Freehold

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WILLIAMS  
HARLOW











Williams Harlow Cheam - A South Cheam location, occupying a prestigious corner plot that allows for a carriage (in/out) driveway and side access. The house is full of natural light and includes a master bedroom suite with ensuite bathroom & dressing room as well as three further bedrooms and a family bathroom. Offered without an onward chain.

## The Property

Built in 1971, this family house has never previously come to market. The architecture is modernist in style; open and light filled. From its central entrance hall, the ground floor offers three spacious reception rooms, a kitchen with dining area, utility room and downstairs cloakroom. The large windows allow the light to flood in and connect the indoor with the outdoor; a standout feature which is not present in older houses. The first floor has four bedrooms, two bathrooms and a galleried landing overlooking the dining room. The master bedroom includes a dressing area with extensive fitted wardrobes.

## Outdoor Space

The property benefits from a large double garage and a further outbuilding with the potential to be a home office or man cave. The back garden is private and pretty, providing enough space without being burdensome. A small patio area leads onto the rear lawn. The garden measures 80 feet by 45 feet. The front of the house is 64 feet from the kerb and is landscaped with grassy banks and mature plantings.

## The Local Area

Warren Avenue is a wide tree-lined road of similarly large properties. Located within the heart of South Cheam, the shops, restaurants and coffee shops of Cheam Village are just a walk away. Within easy reach are leisure facilities including golf, tennis, parks and fitness clubs. Commuting to Central London is easy with direct trains to Victoria and London Bridge. The M25 can be reached directly from the nearby A217 and provides rapid access to Gatwick, Heathrow and the South Coast.

## Why You Should View

Rare, generational opportunity. Exceptional and practical architecture in a prestigious, sought-after location. A family home close to excellent schools and amenities.

## Vendor Thoughts

This has been my home for over 50 years and it holds many happy memories for our family. However circumstances mean that the time has come to sell and I hope that a new owner will enjoy the house as much as we have.

## Features

Four Bedrooms - Two Bathrooms - Three Reception Rooms - Separate Utility Room - Cloakroom - Eat-In Kitchen - Dressing Room - Double Garage - Brick Built Outbuilding

## Benefits

- No Onward Chain - South Cheam - Close to Amenities - Private Rear Garden - Carriage Driveway - Pretty Front Garden

## 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

## 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

D AND G

## Why Williams Harlow

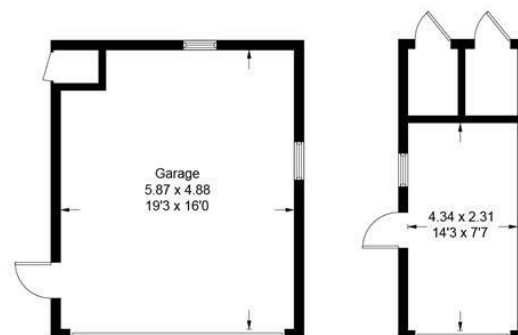
We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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.

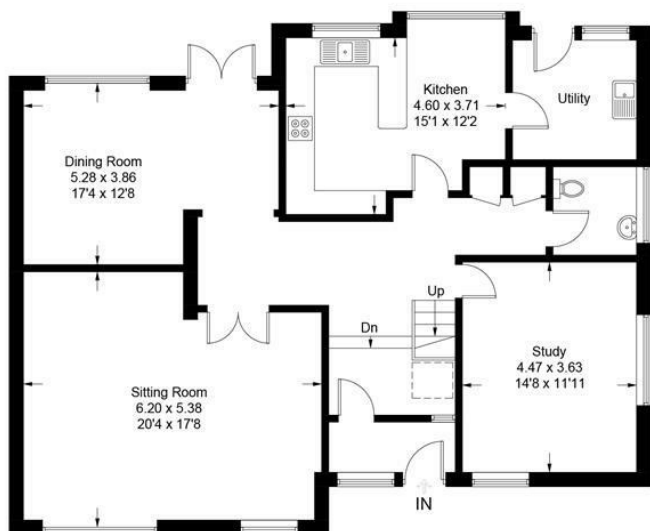
Approximate Gross Internal Area = 219.5 sq m / 2363 sq ft  
 Outbuildings = 42.1 sq m / 453 sq ft  
 Total = 261.6 sq m / 2816 sq ft  
 (Including Garage / Excluding Void)

 = Reduced headroom below 1.5m / 5'0"

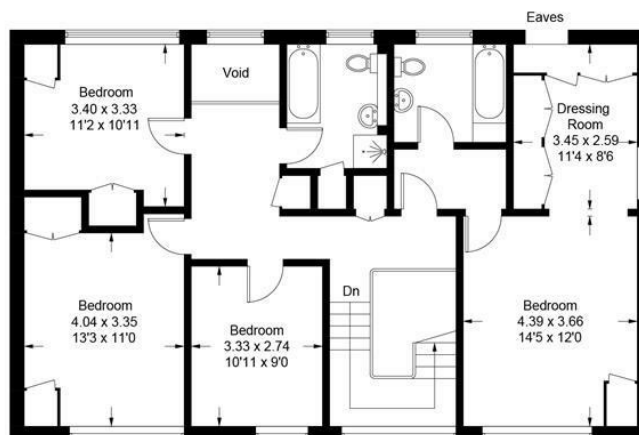


(Not Shown In Actual Location / Orientation)


(Not Shown In Actual Location / Orientation)



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			
		61	79
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. (ID1263949)

