



Detached family home within proximity of an array of well-regarded local schools

exclusive to

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Harefield Avenue Cheam SM2 7NE

London 13 miles
Cheam Village and Station 1/2 mile
London by rail 30 minutes
A3 via A240 15 minutes

All times and distances are approximate

Located within this popular tree lined road is this detached family house with impressive accommodation, features and has untold potential. There is plenty of parking in addition to the integrated garage. Nonsuch Park is within easy reach.

- | Porch
- | Hallway
- | Sitting room
- | Dining room
- | Kitchen
- | Utility room
- | Garage
- | Downstairs cloakroom
- | Conservatory
- | Three bedrooms
- | Bathroom
- | Separate cloakroom
- | Garden
- | Off-street parking

Price £925,000





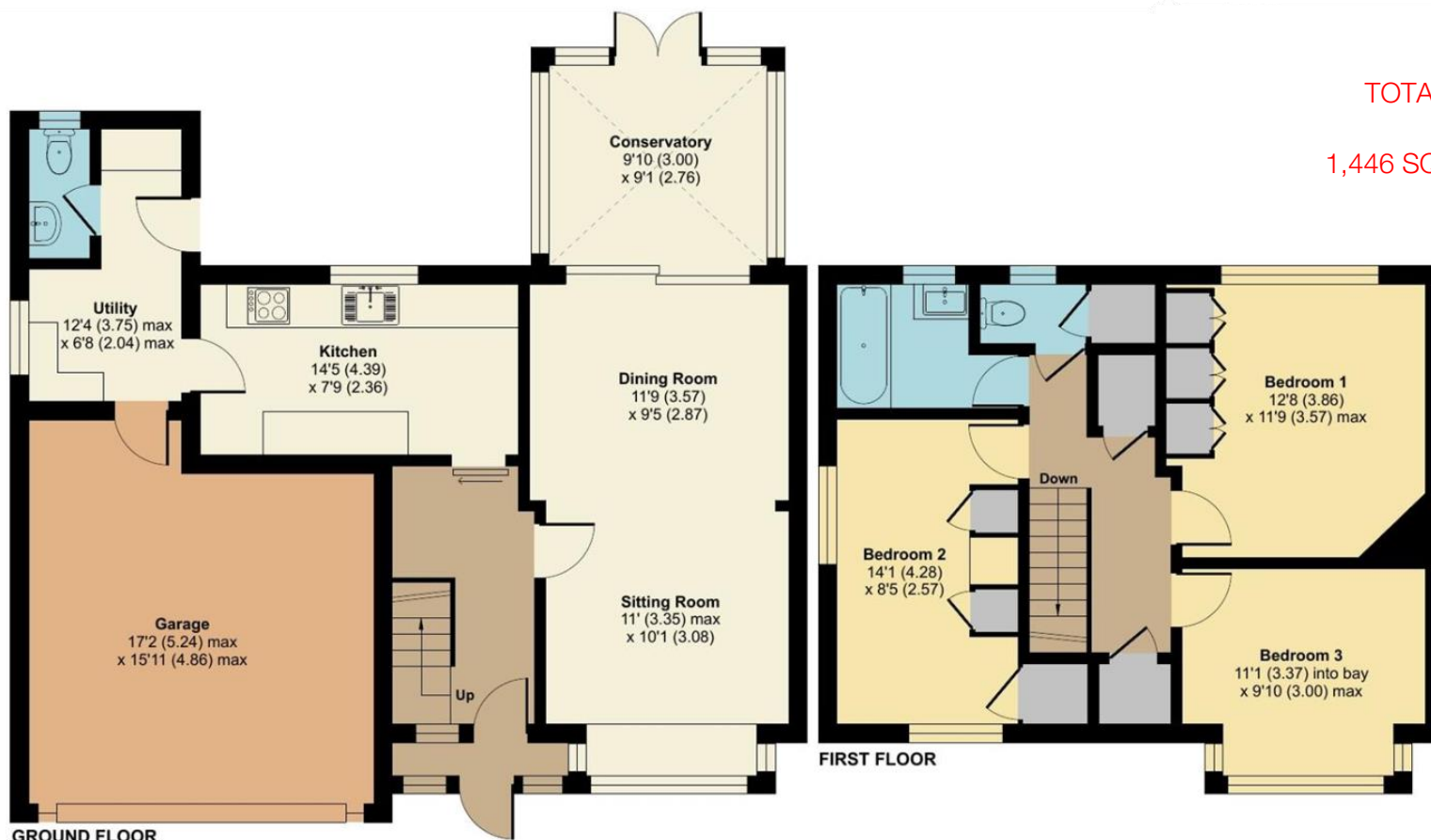
Situated on a sought-after, tree-lined road, this generously proportioned three-bedroom detached home offers excellent potential to extend (STPP). The versatile layout includes a bright and airy reception room, along with a conservatory that overlooks a large, mature, private garden. All bedrooms are well-sized and served by a fully fitted family bathroom and separate cloakroom. Additional benefits include an integrated double garage and off-street parking at the front. A viewing is highly recommended to fully appreciate the potential this property has to offer.



Exclusivity with excellent accessibility. This sought after South Cheam avenue is just over half a mile from Cheam Station with its 30-minute services to London, whilst both of the A3 and M25 can be reached in 15 minutes bringing ease of access to London, both Gatwick and Heathrow Airports, and the coastal ports. This location is also ideal for the area's wide choice of schooling including nearby Nonsuch, Sutton High and Epsom College. Cheam has excellent local shopping with Sutton, Epsom and Banstead also easily reached. On the edge of the Surrey Downs, this area has many venues for sport, leisure and cultural interests including the open spaces of Banstead Downs and Nonsuch Park.

Three double bedrooms | Within close proximity to an array of well-regarded local schools | Integrated double garage | Generous mature, private garden | No chain | Excellent potential to extend (STPP) | Within easy reach of Nonsuch Park | Ample amount of off-street parking





TOTAL FLOOR AREA

1,446 SQ FT / 134.3 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Epsom and Ewell Council

Council Tax Band: F

All mains services

Full fibre to premises

To the best of our knowledge on production of this brochure

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Viewing
Please call us to arrange
a viewing appointment

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