



Northey Avenue, Cheam, SM2

EPC Rating: D

Council Tax Band: F

FINE & COUNTRY

# Northey Avenue, Cheam, SM2



# KEY FEATURES

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Fine and Country are delighted to introduce this five bedroom, two bathroom detached family home located in a popular avenue in Cheam.

On entering the property you are met by a charming entrance hall, with herringbone flooring, leading to a lounge with bay window, perfect for relaxing with the family watching the latest blockbuster! A spacious kitchen/dining room should cater for every cook's need with integrated appliances, plenty of storage cupboards and a moveable island for extra worktop space! The dining area overlooks the lovely garden including a mature eucalyptus tree. If you are working from home there is a further reception room, which is currently used by the vendors as an office, but could also be used as a study for the children. The first floor consists of four bedrooms, one of which has an additional dressing area, as well as, a luxurious four piece bathroom. On the second floor there is a further spacious bedroom and en-suite shower room.

Additional benefits include a block paved driveway with parking for several vehicles, plenty of storage cupboards throughout, utility room and downstairs W.C.

The area is very popular with families due to its close proximity to a variety of well regarded schools which include Nonsuch Girls and Cuddington Croft. There is also a selection of transport links nearby which include Cheam and Ewell East mainline train station, offering direct access to London Victoria and London Bridge.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Fine & Country.





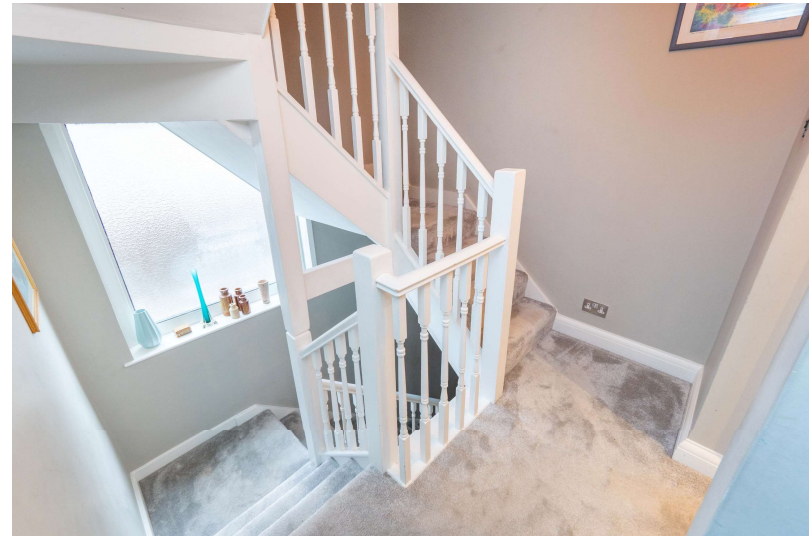




























# INFORMATION

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*EPC Rating: D*

Asking Price:  
£1,100,000

*Freehold*



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well-trained, educated and courteous team of professionals,

*We value the little things that make a home*

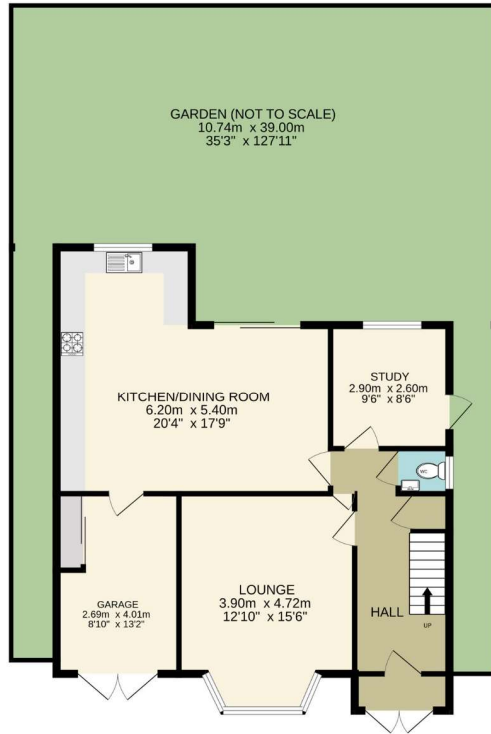
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28 Ewell Road, Cheam, Sutton, Surrey, SM3 8BU

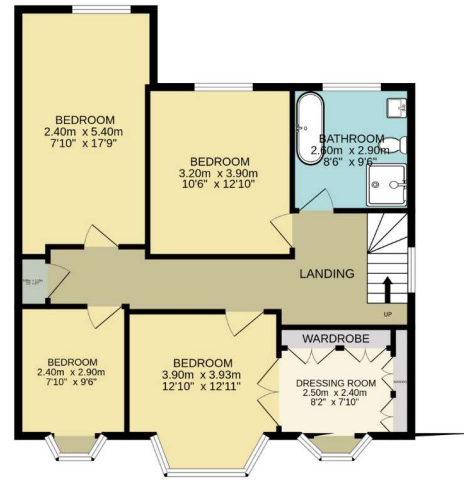
**T:** 020 8770 3377

[cheam@fineandcountry.com](mailto:cheam@fineandcountry.com)

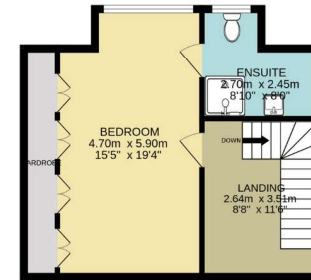
[www.fineandcountry.com](http://www.fineandcountry.com)



Ground floor  
76.2 sq.m. (820 sq.ft.) approx.



1st floor  
75.4 sq.m. (812 sq.ft.) approx.



2nd floor  
36.8 sq.m. (396 sq.ft.) approx.

TOTAL FLOOR AREA : 188.4 sq.m. (2028 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers

