



NORTHEY AVENUE, CHEAM, SUTTON

Available to let, this beautifully presented 4 bed detached property with substantial ground floor accommodation. Driveway parking for multiple cars and a gorgeous rear garden. Two bathrooms
Excellent location for favoured local schools and transport links.
Perfect for families.

Available immediately





Hallways are pleased to market this large, four bed property with versatile ground floor space and two bathrooms.
 Available for long let, would suit families.
 Bright and sunny, with neutral decor, a large kitchen and extra utility room, separate dining room.
 Parquet flooring and a nice entrance hall.
 Gas central heating.

Take a tour with Hallways exclusive 3D VR and get in touch to book your in person viewing.
hello@hallwaysproperty.uk

The area is very popular with families due to its close proximity to a variety of well regarded schools which include Cuddington Croft Primary and Nonsuch High School for girls along with prestigious private schools like Ewell Castle School. There is also a selection of transport links nearby which include Cheam Village station and Ewell East station offering direct access to London Victoria and London Bridge.

For recreational activities you have Nonsuch Park with a formal walled garden, a cafe, some loos, large fields with wild flowers in the right season and leafy tree lined avenue in all within close proximity to the property. This is the perfect location for picnics, sports and long walks. Additionally, the high street of Cheam Village is lined with highly-rated restaurants and pubs, including The Grumpy Mole and the New No.8 The Broadway Restaurant.



Council Tax Band: D (LB Sutton)
 Deposit: £3,230.76
 Parking options: Driveway
 Garden details: Enclosed Garden, Rear Garden

- 4 Bed detached family home
- Available Immediately
- Large Driveway
- Excellent School Catchment
- Perfect for families
- Beautiful Rear Garden
- 2 bathrooms
- Utility Room





Energy Efficiency Rating	
Current	Potential
70	82

A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-28) G (1-20)

Did energy efficient - lower running costs
 Did energy efficient - higher running costs

England & Wales
 EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
 Hallways Estates Limited
 Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG
 Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.