



RANMORE ROAD, CHEAM, SUTTON, SM2
£1,150,000 FREEHOLD

**A SUBSTANTIAL DETACHED FAMILY HOME FEATURING
FIVE DOUBLE BEDROOMS, A 100FT APPROX REAR GARDEN
AND AMPLE OFF-STREET PARKING**



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AT A GLANCE

- Reception Hall
- 5 Bedrooms
- 2 Spacious Reception Rooms
- Large Kitchen/Breakfast Room
- Cloakroom/WC
- Family Bathroom
- Garden approx. 100ft
- Drive plus Garage
- 0.5 Mile from Nonsuch High School
- Easy Reach of Cheam & Ewell East Stations
- Council Tax Band G
- EPC Rating D

DESCRIPTION

A substantial detached family home, featuring five double bedrooms, spacious ground floor accommodation, a 100ft approx. rear garden and off-street parking for several cars.

The local area is ideal for families looking for well-regarded schools and transport links to surrounding areas, some of these include the sought after Nonsuch High School for Girls and Cuddington Croft Primary School as well as Cheam train station and bus routes to Sutton, Epsom and Kingston. Both Cheam Village and Ewell Village offer a wide variety of amenities including, leisure centres, parks, libraries and shops and restaurants.

The accommodation is set over approx. 2180 sq ft and comprises an entrance porch leading through to the reception hall, dining room with large bay window, living room with feature fireplace and double doors onto the rear garden, kitchen and breakfast room, downstairs WC, five double bedrooms and a good-sized family bathroom.

Externally, the beautiful rear garden is mostly laid to lawn with mature trees and shrubs and has a patio area ideal for outside dining. To the front, there is large driveway leading to the garage and side access.

The property offers further scope for extension subject to the usual planning consents.



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ACCOMMODATION

Reception Hall

Living Room - 16' x 12' max (4.88m x 3.66m max)

Kitchen/Breakfast Room - 20'8" x 11' max (6.3m x 3.35m max)

Dining Room - 18'10" x 13'6" max (5.74m x 4.11m max)

Cloakroom/WC

Bedroom - 18'10" x 13'7" max (5.74m x 4.14m max)

Bedroom - 16' x 12' max (4.88m x 3.66m max)

Bedroom - 12' x 9'10" max (3.66m x 3m max)

Bedroom - 17'6" x 8'2" max (5.33m x 2.5m max)

Bedroom - 10'10" x 8'5" max (3.3m x 2.57m max)

Bathroom - 11'8" x 11' max (3.56m x 3.35m max)

Garden - Approx. 100ft

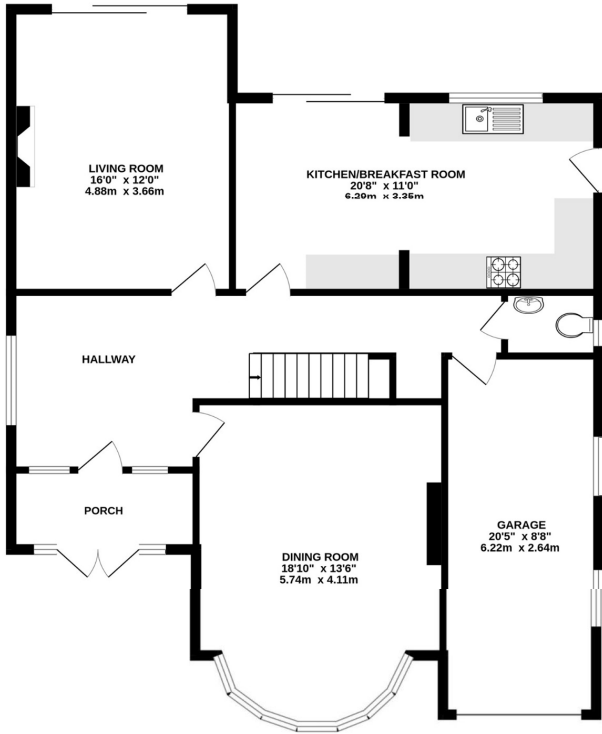
Garage - 20'5" x 8'8" max (6.22m x 2.64m max)

Off Street Parking on Driveway

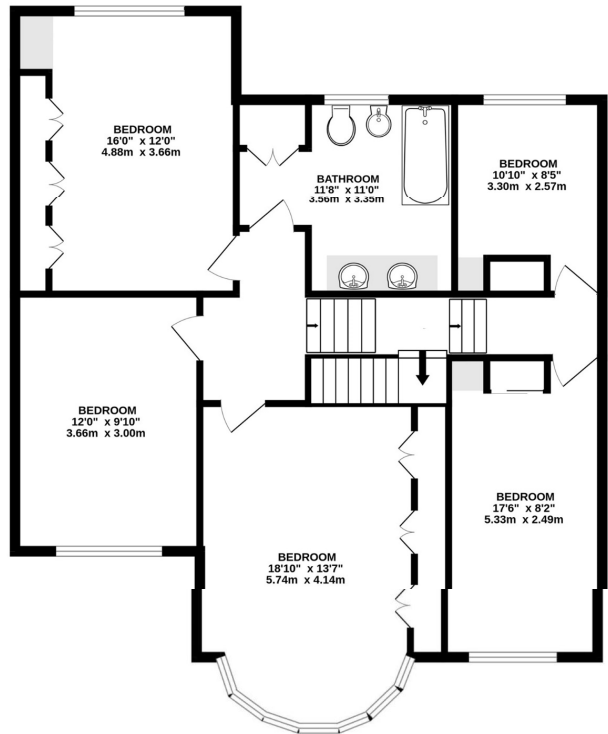
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INTERNAL FLOOR AREA (APPROX.) 2180 sq ft/ 202.5 sq m

Garden extends to 100' (30.48m) approx.



GROUND FLOOR



FIRST FLOOR

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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