





TABOR GARDENS, CHEAM, SUTTON, SM3

£780,000 FREEHOLD

AN ATTRACTIVE THREE-BEDROOM FAMILY HOME WITH GENEROUS ACCOMMODATION, SECLUDED GARDEN AND FURTHER POTENTIAL, SITUATED CLOSE TO CHEAM VILLAGE

Winkworth

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AT A GLANCE

- No Onward Chain
- Highly Sought After Location
- Easy Reach to Cheam Village and Cheam Station
- Three Good-Sized Bedrooms
- Two Reception Rooms
- Conservatory
- Kitchen/Breakfast Room
- Large Family Bathroom
- Garage
- 55ft Approx. Rear Garden
- Generous Driveway

DESCRIPTION

Situated in a highly sought-after residential road, within easy reach of Cheam Village and Cheam Station, this attractive three-bedroom semi-detached family home offers generously proportioned accommodation, a wonderful rear garden and excellent potential for further extension (STPP).

The property boasts approximately 1,430 sq. ft of accommodation including the garage and offers an excellent opportunity for families seeking a spacious home in a desirable location.

The ground floor comprises a welcoming entrance hall, a superb living room featuring a characterful fireplace and attractive bay window, a separate dining room, a fitted kitchen and a bright conservatory overlooking the garden. A downstairs WC adds further practicality.

Upstairs, there are two particularly generous double bedrooms, both benefiting from fitted wardrobes, a further good sized single bedroom and a large family bathroom.

Externally, the property enjoys a delightful rear garden extending approximately 55ft, predominantly laid to lawn and offering an excellent degree of privacy. To the front, a large driveway provides ample off-street parking alongside an integral garage. There is also exciting potential to extend and reconfigure the existing accommodation, subject to the usual planning consents.

The location is exceptional, with Cheam Village offering a variety of independent shops, cafés, restaurants and amenities. Cheam Station provides convenient rail connections towards Central London, while several highly regarded schools, including Cuddington Croft Primary, St Dunstan's Primary and Nonsuch High School for Girls, are within the wider area.

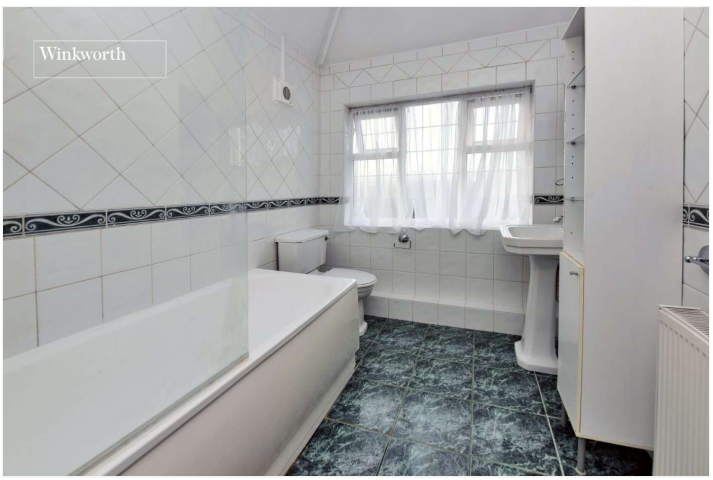












ACCOMMODATION

Entrance Hall

Living Room - 16'11" x 12'9" Max (5.16m x 3.89m Max)

Dining Room - 13'2" x 10'11" Max (4.01m x 3.33m Max)

Kitchen - 13'1" x 8'7" Max (4m x 2.62m Max)

Conservatory - 13'2" x 9'8" Max (4.01m x 2.95m Max)

Downstairs WC

Bedroom - 17' x 12'11" Max (5.18m x 3.94m Max)

Bedroom - 13'2" x 10'7" Max (4.01m x 3.23m Max)

Bedroom - 8'5" x 8'3" Max (2.57m x 2.51m Max)

Bathroom - 8'6" x 6'9" Max (2.6m x 2.06m Max)

Rear Garden - 55ft Approx

Garage - 14'6" x 8'6" Max (4.42m x 2.6m Max)

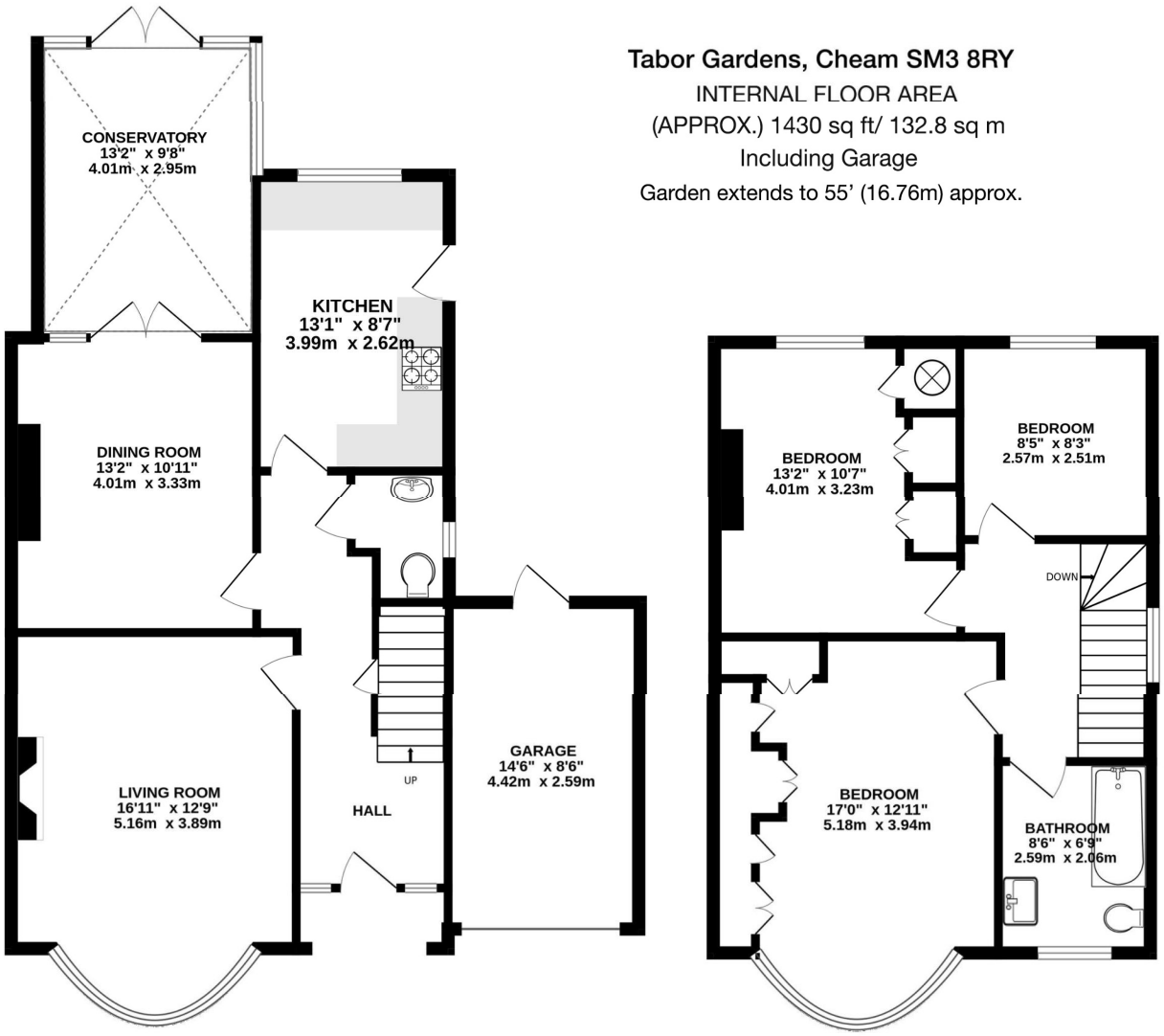
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INTERNAL FLOOR AREA

(APPROX.) 1430 sq ft/ 132.8 sq m

Including Garage

Garden extends to 55' (16.76m) approx.



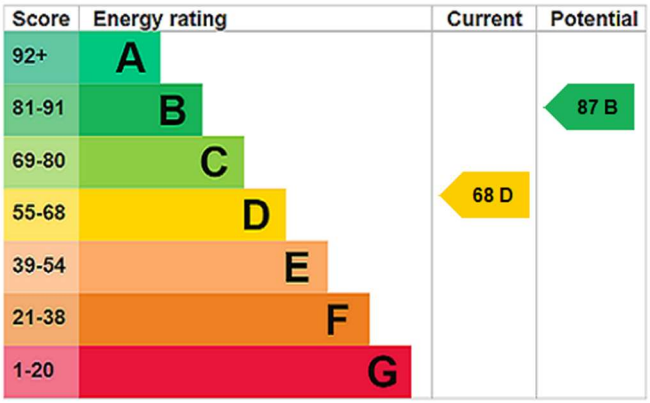
GROUND FLOOR

FIRST FLOOR

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