





CHEAM ROAD, CHEAM, SUTTON, SM1

£800,000 FREEHOLD

AN INCREDIBLY SPACIOUS FAMILY HOME FEATURING FOUR/FIVE BEDROOMS AND TWO BATHROOMS IDEALLY LOCATED JUST OVER HALF A MILE FROM CHEAM VILLAGE

Winkworth

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AT A GLANCE

- No Onward Chain
- Close to Cheam Village
- Spacious Semi-Detached Family Home
- Four/Five Bedrooms
- 0.6 Miles to Cheam Station
- Well-Proportioned Living Room
- Generous Sized Dining Room
- Modern Fitted Kitchen
- Downstairs Shower/WC
- Upstairs Family Bathroom
- Study/Bedroom 5
- Garden approx. 56ft
- Close to Well-Regarded Local Schools

DESCRIPTION

Situated approx. half a mile walk from Cheam Village, this incredibly spacious semi-detached family home offers four/five bedrooms, well-proportioned room sizes throughout and a large frontage.

The accommodation on the ground floor comprises a vast entrance hallway, a front aspect dining room, an expansive living room with a large bay window, feature fireplace and double doors onto the rear garden, a modern fitted kitchen/breakfast room and a downstairs fifth bedroom with en-suite shower room, which could be used as large study or play room. Upstairs, there are three double bedrooms, a fourth single bedroom and a family bathroom with separate WC. The property offers further scope for extension subject to the usual planning consents.

Externally, the property boasts an impressive 56ft rear garden, thoughtfully arranged to offer both relaxation and outdoor enjoyment. A paved patio area adjoins the property, providing an ideal space for seating and entertaining, and leads down to a generous lawn bordered by a variety of established shrubs, creating a pleasant and private setting.

Locally, Cheam Village offers a range of shops, bars, restaurants and picturesque parkland whilst Sutton town centre is approx. 0.6mile walk and provides an extensive number of retail shops and supermarkets. Families seeking well regarded education will have a choice of schools, including St Dunstan's CofE Primary School, Homefield Preparatory School and Sutton High School GDST. Commuters will have the choice of fast and frequent services at Cheam station, West Sutton station and numerous bus routes to surrounding areas.













ACCOMMODATION

Living Room - 15'3" x 14'4" max (4.65m x 4.37m max)

Dining Room - 16'10" x 10'11" max (5.13m x 3.33m max)

Kitchen - 11'11" x 11'5" max (3.63m x 3.48m max)

Downstairs Bedroom with En-Suite - 10'4" x 7'6" max (3.15m x 2.29m max)

Bedroom - 15'7" x 14'4" max (4.75m x 4.37m max)

Bedroom - 16'11" x 10'11" max (5.16m x 3.33m max)

Bedroom - 11'7" x 7'11" max (3.53m x 2.41m max)

Bedroom/Study - 8'11" x 7'8" max (2.72m x 2.34m max)

Family Bathroom - 6'8" x 6' max (2.03m x 1.83m max)

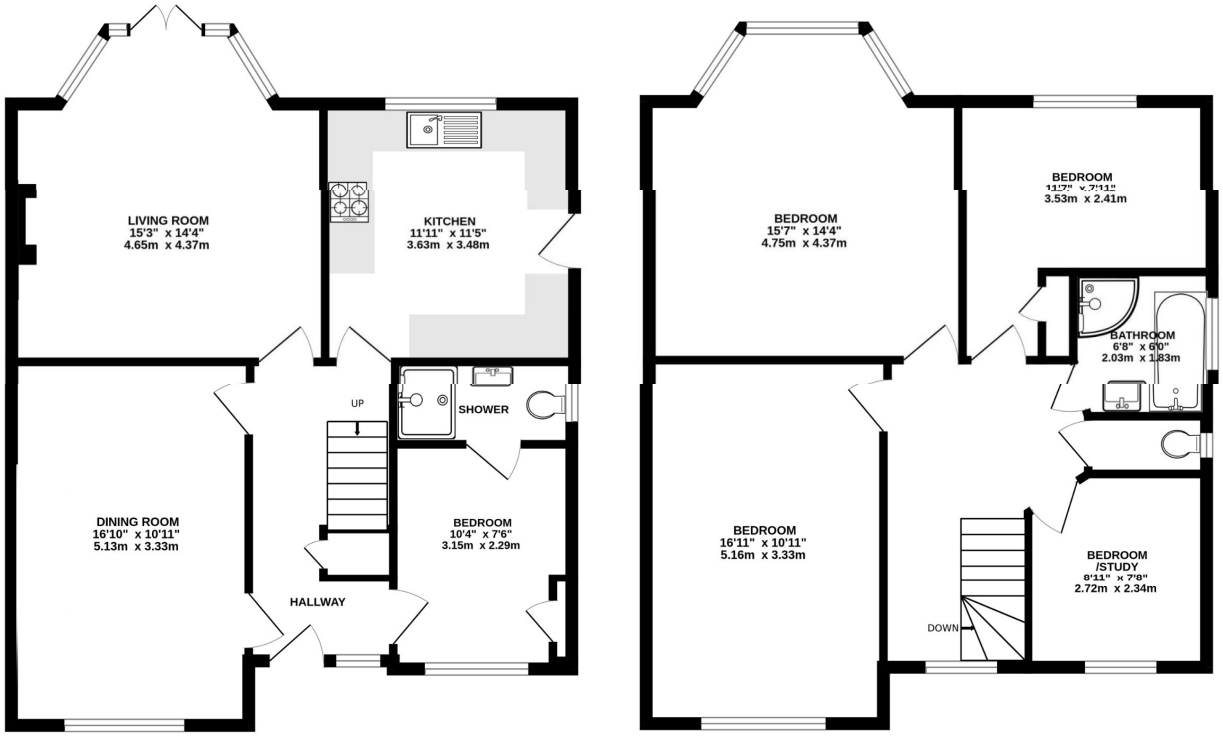
Garden - Approx. 56ft

Driveway

Cheam Road, Cheam SM1 2EB

INTERNAL FLOOR AREA (APPROX.) 1526 sq ft/ 141.8 sq m

Garden extends to 56' (17.0m) approx.



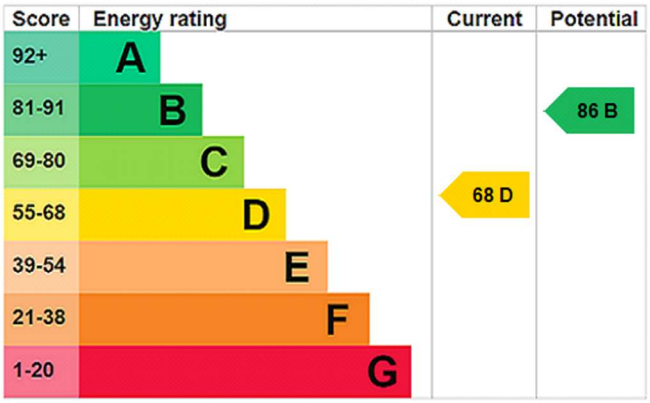
GROUND FLOOR

FIRST FLOOR

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