





RUSHMON PLACE, PARK ROAD, CHEAM, SUTTON, SM3

£500,000 FREEHOLD

A CHARMING TWO BEDROOM HOME BENEFITTING FROM RESIDENTS PARKING AND A PRIVATE REAR GARDEN SITUATED IN THE HEART OF CHEAM VILLAGE

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk



AT A GLANCE

- No Onward Chain
- Heart of Cheam Village
- Two Bedrooms
- Spacious Extended Living Room
- Dining Area
- Fitted Kitchen
- Downstairs Cloakroom/WC
- Upstairs Family Bathroom
- Patio Walled Garden
- Walking Distance to Cheam Station & Several Bus Routes

DESCRIPTION

Situated within the highly sought-after Rushmon Place development, in the very heart of Cheam Village, this attractive two bedroom house offers spacious accommodation, an extended reception room and allocated parking, all within a peaceful and secluded residential setting.

The property enjoys a particularly desirable position within this charming, quiet close, providing an excellent balance of tranquillity and convenience, with the vibrant amenities of Cheam Village just moments away.

The ground floor comprises a welcoming entrance hall, a front aspect fitted kitchen, a convenient downstairs WC and a generously proportioned living room which has been thoughtfully extended to create a separate dining area which features skylights and French doors opening directly onto the rear garden,

Upstairs, there are two double bedrooms and a family bathroom.

Externally, the property enjoys a private, low-maintenance rear garden with a paved patio, ideal for outdoor dining and relaxation. Further benefits include one allocated parking space.

Cheam Village offers an excellent selection of independent shops, cafés, restaurants and supermarkets, whilst nearby Cheam Station provides regular rail services towards Central London. The area is also well served by highly regarded schools, including Cuddington Croft Primary School, Cheam High School and Nonsuch High School for Girls, alongside beautiful green spaces such as Cheam Park and Nonsuch Park.

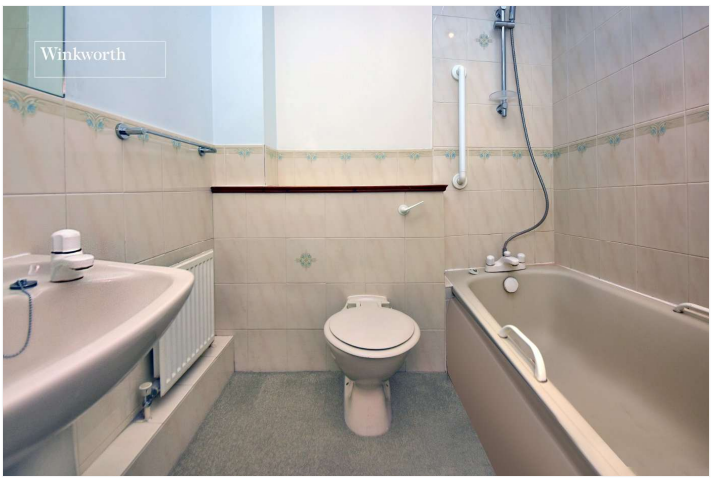
Please note - there is a maintenance charge of £282.55 per 6 months for the managed external areas.













ACCOMMODATION

Entrance Hall

Living Room - 13'1" x !2'3" max (4m x !0.69m max)

Dining Room - 11'1" x 9'6" max (3.38m x 2.9m max)

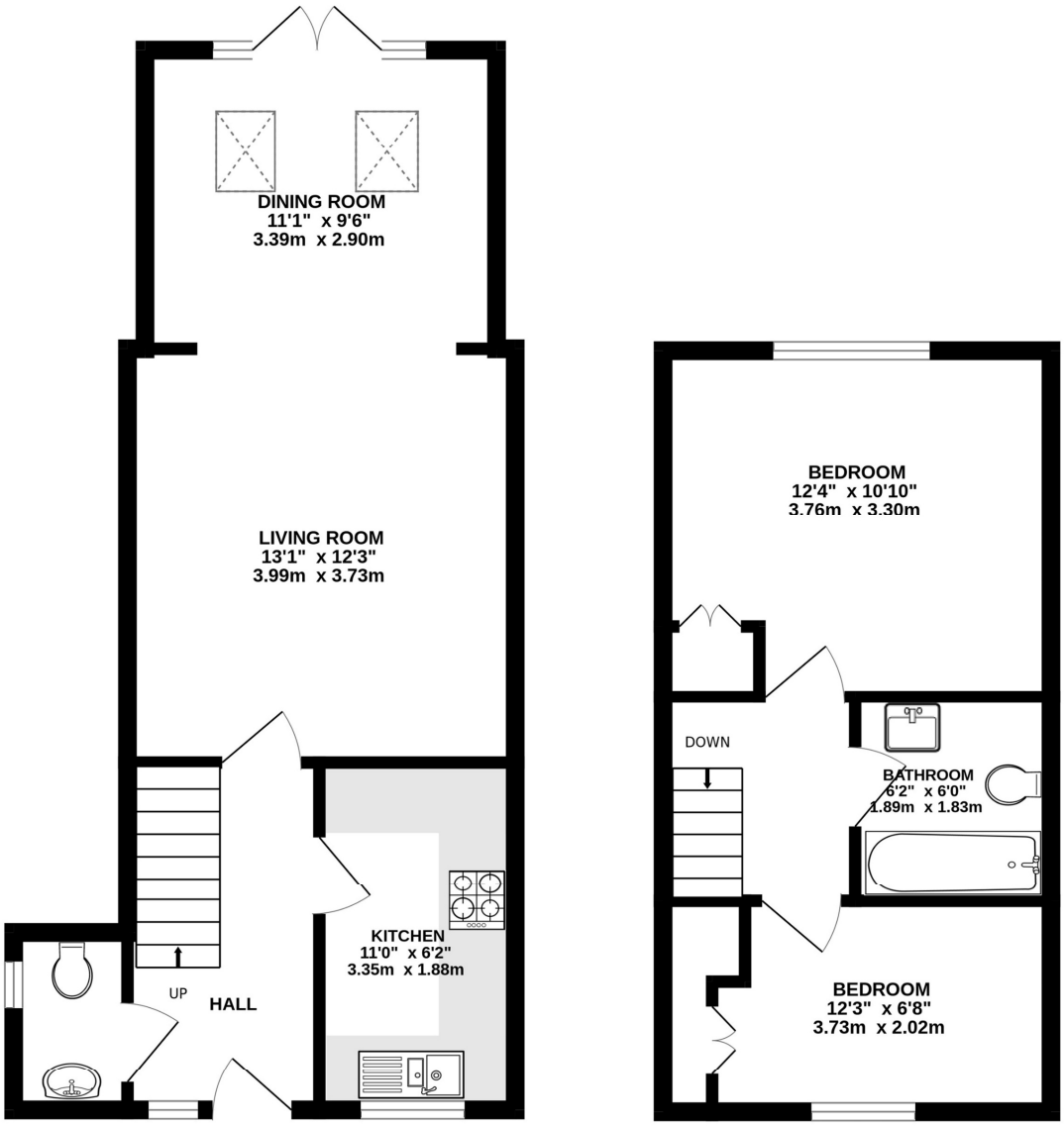
Cloakroom/WC

Bedroom - 12'4" x 10'10" max (3.76m x 3.3m max)

Bedroom - 12'3" x 6'8" max (3.73m x 2.03m max)

Family Bathroom - 6'2" x 6' max (1.88m x 1.83m max)

Garden - Approx. 23ft



GROUND FLOOR

FIRST FLOOR

Park Road, Cheam SM3 8PX

INTERNAL FLOOR AREA (APPROX.) 732 sq ft/ 68.0 sq m

Garden extends to 23' (7.01m) approx.

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 © 2026.

Winkworth

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.

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.