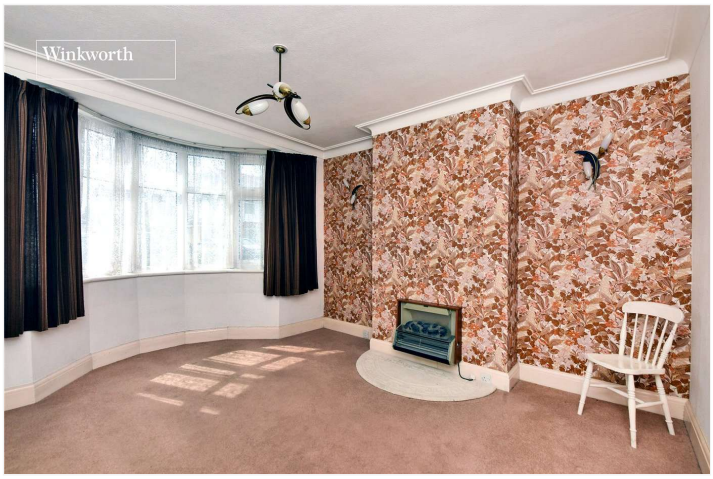

ABBOTTS ROAD, CHEAM, SUTTON, SM3

GUIDE £600,000 FREEHOLD

A SPACIOUS SEMI-DETACHED FAMILY HOME FEATURING A REAR EXTENSION AND DOUBLE GARAGE LOCATED CLOSE TO SEVERAL WELL-REGARDED SCHOOLS

Winkworth

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AT A GLANCE

- No Onward Chain
- Lots of Potential
- Extension To the Rear
- Three Bedrooms
- Spacious Living Room
- Dining Room open plan to Sunroom
- Extended Kitchen with Door to Side
- Family Bathroom with Separate WC
- Garden approx. 62ft
- Double Garage with Access from Carlton Crescent
- Walking Distance of Cheam High School

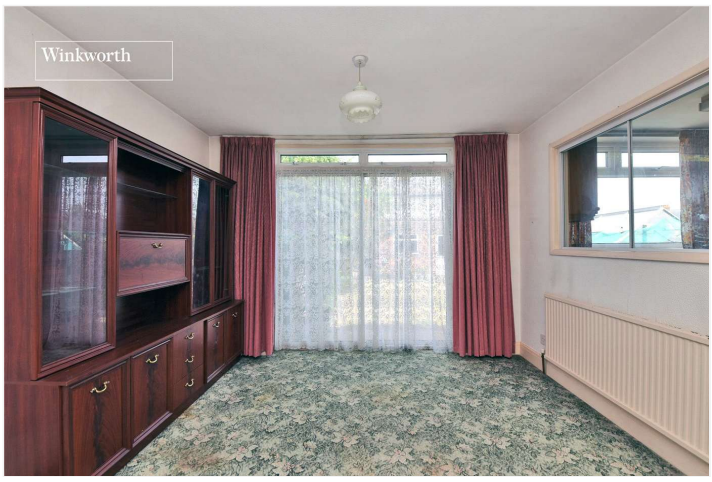
DESCRIPTION

Situated in a desirable location for families seeking well-regarded education, this lovely 1930s semi-detached family home has been extended to the rear to create spacious living accommodation, features a double garage and a wonderful 62ft approx. rear garden.

The accommodation on the ground floor comprises a good-sized entrance hall with useful porch, a front aspect living room with large bay window, a vast dining room leading to the sunroom/family room and an extended galley kitchen with access to the garden and plenty of cupboard space. Upstairs, there are two well-proportioned double bedrooms, a generous sized single bedroom and the family bathroom with separate WC. The loft has a small extension creating a useful space with a window ideal for storage or potential conversion subject to the usual consents. Although requiring some general modernisation, the property has been a much-loved family home for many years, and the rear extension gives the new owner opportunity to remodel if required (stpp).

Externally, the property benefits from a rear garden mostly laid to lawn, featuring a patio area, mature bushes, and shrub borders, providing an attractive outdoor space. To the front, there is off-road parking for two vehicles, along with a double garage accessed via Carlton Crescent.

Locally, Abbotts Road is set within close proximity to a variety of good schools including Cheam Park Farm Primary Academy, Cheam Fields Primary, Cheam High School and Nonsuch High School for Girls. Amenities close by include a parade of convenience shops on Church Hill Road, whilst Cheam Village and North Cheam, are within easy reach and provide a more extensive range of shops, restaurants and supermarkets. The historic Nonsuch Park and Cheam Park are just over 0.5mile approx. walk from the property and offer delightful views and cafés.



ACCOMMODATION

Living Room - 14'8" x 12'6" max (4.47m x 3.8m max)

Dining Room - 12'7" x 11'10" max (3.84m x 3.6m max)

Sun Room - 11' x 9'10" max (3.35m x 3m max)

Kitchen - 19'6" x 6'11" max (5.94m x 2.1m max)

Bedroom - 15' x 11'11" max (4.57m x 3.63m max)

Bedroom - 12'6" x 11'9" max (3.8m x 3.58m max)

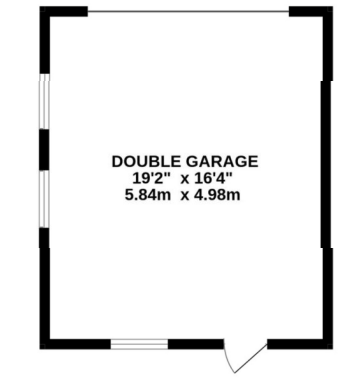
Bedroom - 8'3" x 7' max (2.51m x 2.13m max)

Family Bathroom - 7' x 6'5" max (2.13m x 1.96m max)

Separate WC

Garden - Approx. 62ft

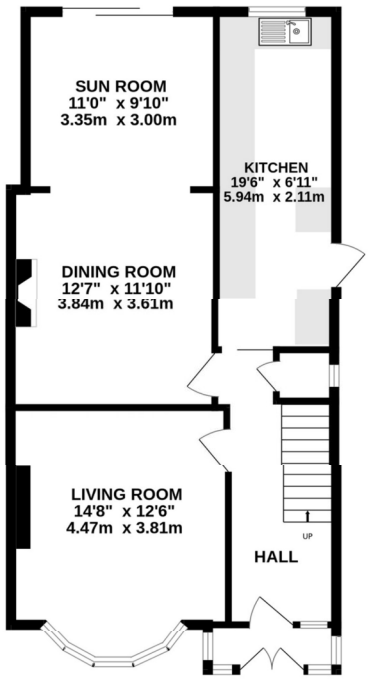
Garage - 19'2" x 16'4" max (5.84m x 4.98m max)



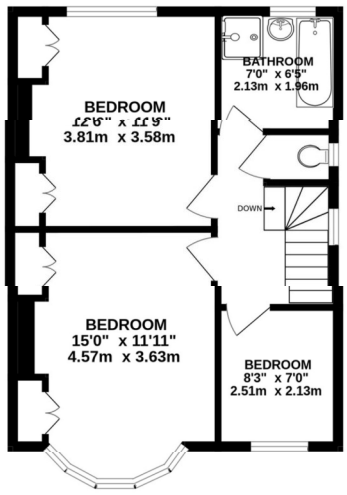
Abbotts Road,
Cheam SM3 9SX

INTERNAL FLOOR AREA
(APPROX.) 1160 sq ft/ 107.7 sq m
Excluding Garage

Garden extends to 62' (18.9m) approx.



GROUND FLOOR



FIRST FLOOR

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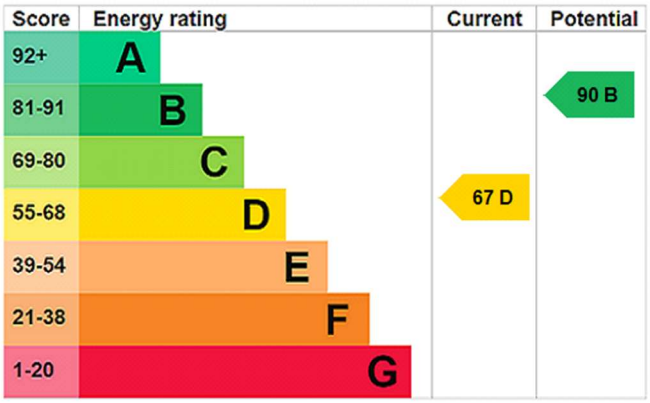
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

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.



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See things differently

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