








# BERESFORD ROAD, CHEAM, SUTTON, SM2

**£890,000 FREEHOLD**

## A SUBSTANTIAL FAMILY HOME OFFERING APPROX. 2175 SQ FT AND A CIRCA 80FT REAR GARDEN SITUATED WITHIN EASY REACH OF CHEAM VILLAGE AND CHEAM TRAIN STATION

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## AT A GLANCE

- Substantial Semi-Detached Family Home
- Scope for Extension/Alteration STPP
- Four Double Bedrooms
- Large Loft Room
- Two Reception Rooms
- Kitchen/Breakfast Room
- Spacious Reception Hall
- Family Bathroom
- En-Suite Shower Room
- Outbuilding/Store Room
- Garage With Utility Attached
- Rear Garden Approx. 80ft

## DESCRIPTION

Situated in a highly sought-after residential road close to the heart of Cheam Village, this substantial family home offers approximately 2,175 sq. ft of accommodation, providing an excellent combination of space, character and future potential.

The ground floor is arranged around a welcoming entrance hall and offers two generous reception rooms, including a spacious living room and separate dining room, alongside a well-proportioned kitchen/breakfast room and useful shower room. The property retains attractive character features, while offering purchasers plenty of opportunity to modernise or reconfigure the accommodation to suit individual requirements.

Upstairs, the first floor provides four bedrooms, including a particularly generous principal bedroom with en-suite shower room, together with the family bathroom. A further staircase leads to an impressive loft room, providing valuable additional and versatile space.

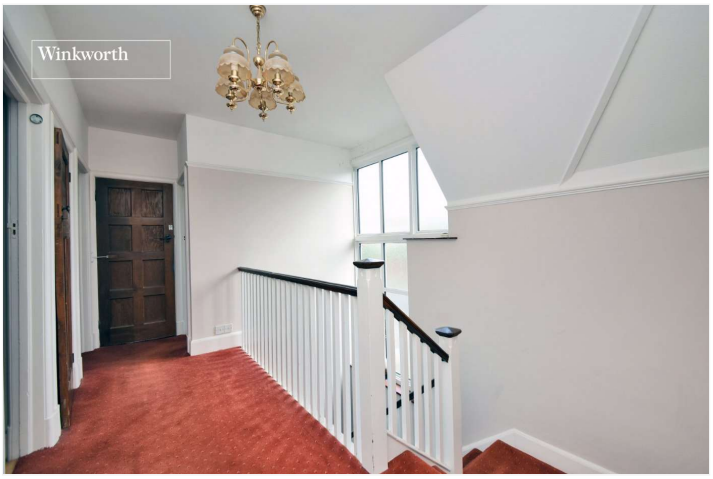
Externally, the property benefits from a substantial frontage with extensive off-street parking, garage and useful ancillary space. To the rear, a particular highlight is the approximately 80ft garden, offering an attractive setting for families, entertaining and outdoor enjoyment. The generous plot also provides exciting scope for further alteration or extension, if required, subject to the usual planning consents.

Beresford Road is ideally positioned for Cheam Village and Cheam Station, providing excellent links into London. The area offers an excellent selection of shops, restaurants and amenities, alongside highly regarded local schools, making this a superb opportunity for families seeking a spacious home in a desirable Cheam location.





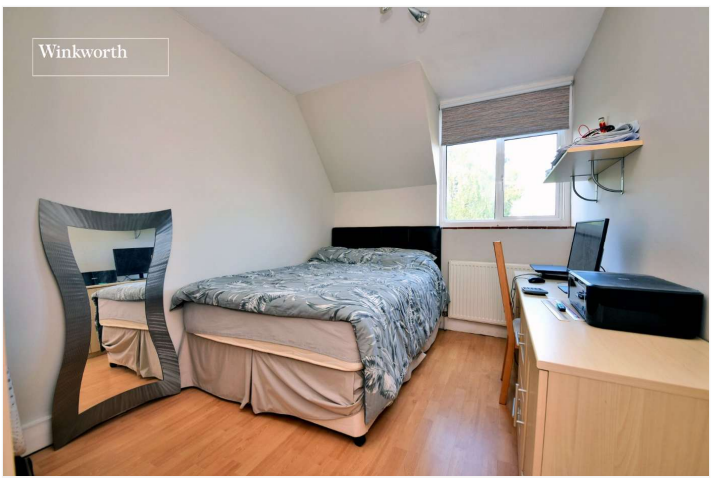











## ACCOMMODATION

**Reception Hall**

**Living Room** - 17'6" x 11'11" max (5.33m x 3.63m max)

**Dining Room** - 17'5" x 11'11" max (5.3m x 3.63m max)

**Kitchen/Breakfast Room** - 13'2" x 11'10" max (4.01m x 3.6m max)

**Downstairs Shower Room/WC** - 9'8" x 6'10" max (2.95m x 2.08m max)

**Additional Downstairs WC**

**Bedroom with En-Suite Bath** - 16'1" x 11'5" max (4.9m x 3.48m max)

**Bedroom** - 11'7" x 8'4" max (3.53m x 2.54m max)

**Bedroom** - 12'2" x 8'4" max (3.7m x 2.54m max)

**Bedroom** - 12' x 10'6" max (3.66m x 3.2m max)

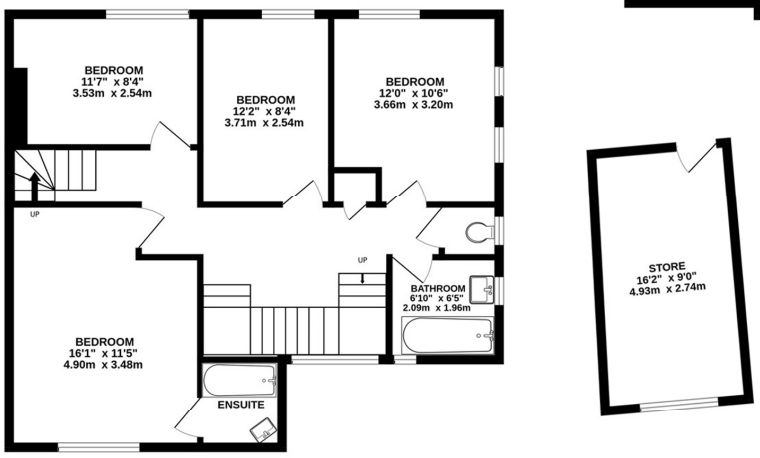
**Family Bathroom** - 6'10" x 6'5" max (2.08m x 1.96m max)

**Loft Room** - 21' x 10' max (6.4m x 3.05m max)

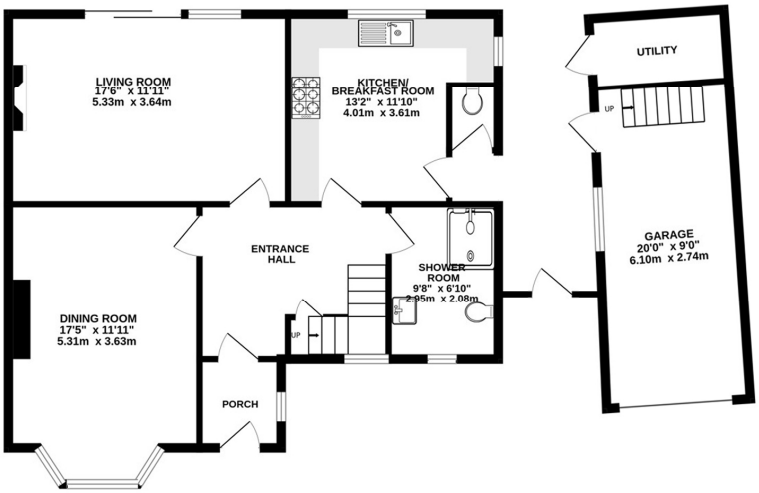
**Store Room** - 16'2" x 9' max (4.93m x 2.74m max)




SECOND FLOOR




FIRST FLOOR




GROUND FLOOR

## Beresford Road, Cheam SM2 6EW

INTERNAL FLOOR AREA (APPROX.) 2175 sq ft/ 202.0 sq m

Including Outbuilding

Garden extends to 80' (24.4m) approximately

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 © 2025.

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.

