





WESTBOURNE AVENUE, CHEAM, SUTTON, SM3

GUIDE PRICE £300,000 - £315,000 LEASEHOLD

A WELL-PRESENTED TWO-BEDROOM APARTMENT BENEFITTING FROM COMMUNAL GARDENS, LARGE LOFT SPACE, AND EXCELLENT CHEAM TRANSPORT LINKS

Winkworth

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AT A GLANCE

- Two Double Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen
- Family Bathroom
- Storage Cupboards
- Fitted Wardrobes
- Well-Kept Communal Gardens
- Resident's Parking (First Come First Serve)
- New Boiler Installed December 2025
- Large Loft Space
- 93 Bus Route Close by to Morden Underground
- Several Well-Regarded Schools

DESCRIPTION

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A well-presented and spacious two-bedroom apartment, ideally positioned for convenient access to both North Cheam and the sought-after Cheam Village.

The property offers well-proportioned accommodation throughout, comprising two generous double bedrooms, a fitted kitchen, a contemporary family bathroom and a good-sized living/dining room, complemented by a study area, currently utilised by the owners as an excellent work-from-home space.

Externally, residents can enjoy well-maintained communal gardens, while the property also benefits from use of a large loft space, providing valuable additional storage. Resident parking is available on a first-come, first-served basis.

The location is particularly convenient, with the amenities of North Cheam and Cheam Village close at hand, offering a wide variety of shops, cafés, restaurants and everyday facilities. The area is also well served by a selection of highly regarded schools, including Cheam Park Farm Primary Academy, Cheam High School and Glenthorne High School.

For commuters, there are numerous transport options nearby, including West Sutton and Sutton Common train stations, together with Morden Underground Station, providing excellent connections into London and beyond.

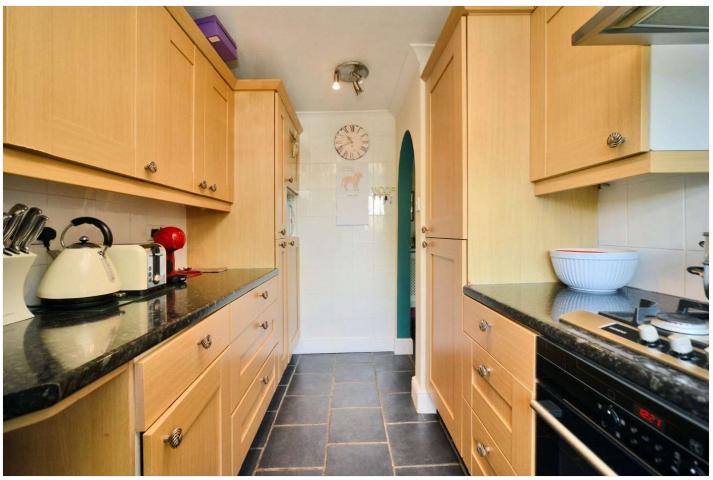
An appealing opportunity for first-time buyers, professionals or those looking to downsize, this well-presented apartment combines generous living space, practical features and a convenient location.











ACCOMMODATION

Living/Dining Room - 18'3" x 14'4" Max (5.56m x 4.37m Max)

Bedroom - 13' x 12'4" Max (3.96m x 3.76m Max)

Bedroom - 12'10" x 8'6" Max (3.9m x 2.6m Max)

Kitchen - 11'10" x 7' Max (3.6m x 2.13m Max)

Bathroom - 8'8" x 5' (2.64m x 1.52m)

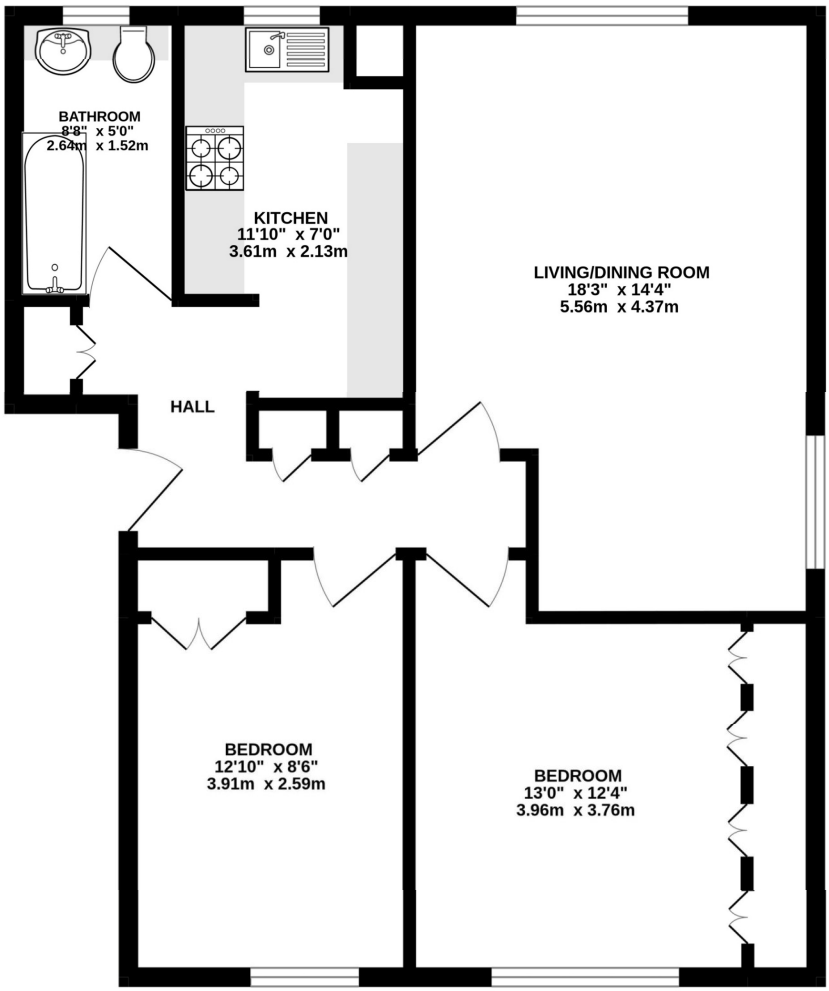
Hall

Storage Cupboards

Fitted Wardrobes

Loft Space





SECOND FLOOR FLAT

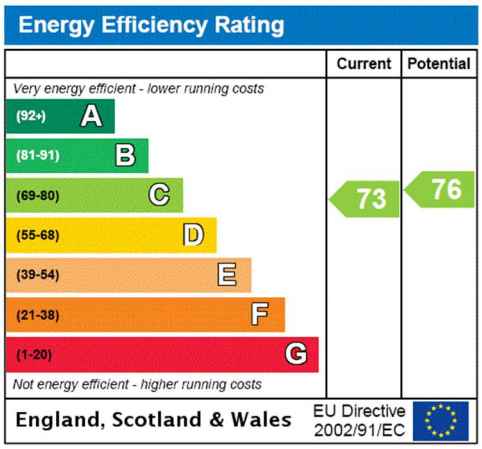
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INTERNAL FLOOR AREA (APPROX.) 660 sq ft/ 61.31 sq m

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