

STOUGHTON AVENUE, CHEAM, SUTTON, SM3
OIEO £550,000 FREEHOLD

**A LOVELY FAMILY HOME FEATURING A 90FT APPROX.
 REAR GARDEN IDEALLY LOCATED CLOSE TO CHEAM
 VILLAGE AND CHEAM FIELDS PRIMARY SCHOOL**

Winkworth

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See things differently



Winkworth

AT A GLANCE

- Situated in a Sought-After Location
- Close to Cheam Village
- Three Bedrooms
- Living Room
- Open-Plan Dining Room
- Extended Fitted Kitchen
- Modern Family Bathroom
- Garden approx. 90ft
- Summerhouse/Outbuilding
- Off Street Parking
- Set Close to Cheam High and Cheam Fields Primary
- Council Tax Band D
- EPC Rating D

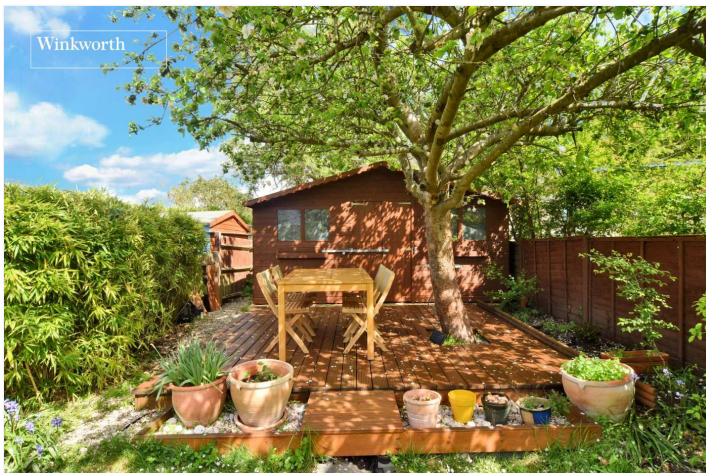
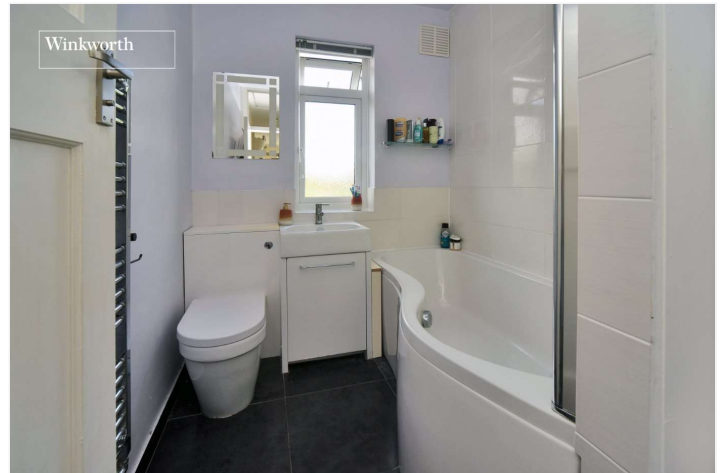
DESCRIPTION

Situated in a popular residential road, close to Cheam Village and a variety of well-regarded schools, this lovely family home benefits from three bedrooms, an extended modern fitted kitchen and a superb 90ft rear garden.

Locally, the village offers an array of amenities including restaurants, bars, shops, cafes and lots of parkland as well as a variety of bus routes towards Sutton, Kingston and Heathrow. Cheam train station is within easy reach and provides fast and frequent services to Central London. Several well-regarded schools are within walking distance including Cheam Fields Primary School and Cheam High School.

The accommodation to the ground floor comprises a spacious entrance hall, a living room with feature fireplace and bay window, an open-plan dining room with French doors leading to the garden and an extended kitchen with breakfast bar. Upstairs, there are two well-proportioned double bedrooms, a third single bedroom and the family bathroom.

Externally, the well-maintained rear garden is high fence enclosed and includes lots of mature trees and shrubs providing a great sense of privacy. At the end of the garden, there is large cabin/shed offering lots of storage or potential work from home opportunity. To the front, the block paved driveway provides off street parking.



ACCOMMODATION

Entrance Hall

Living Room - 13'1" x 11' max (4m x 3.35m max)

Dining Room - 14'9" x 8'10" max (4.5m x 2.7m max)

Kitchen - 20'3" x 8'5" max (6.17m x 2.57m max)

Bedroom - 13'9" x 10'5" max (4.2m x 3.18m max)

Bedroom - 11'7" x 11'1" max (3.53m x 3.38m max)

Bedroom - 7'3" x 6'3" max (2.2m x 1.9m max)

Bathroom - 7'5" x 5'9" max (2.26m x 1.75m max)

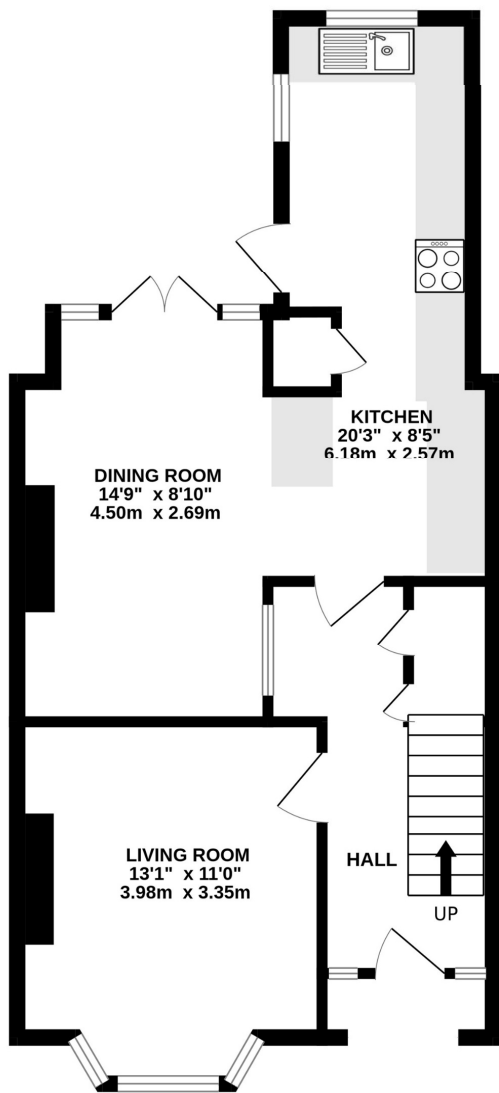
Garden - Approx. 90ft

Stoughton Avenue, Cheam SM3 8PQ

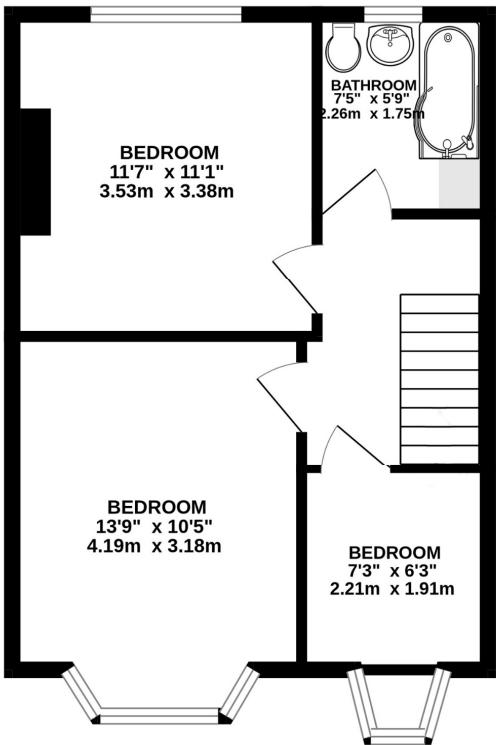
INTERNAL FLOOR AREA (APPROX.)

945 sq ft/ 87.8 sq m

Garden extends to 90' (27.43m) 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 © 2025.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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