



BERESFORD ROAD, CHEAM, SUTTON, SM2

£1,250,000 FREEHOLD

AN IMPRESSIVE FOUR BEDROOM FAMILY HOME, FEATURING A STUNNING KITCHEN/DINER/FAMILY ROOM AND SET WITHIN A SOUGHT AFTER ROAD, CLOSE TO CHEAM VILLAGE AND SEVERAL WELL REGARDED SCHOOLS

Winkworth

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See things differently



AT A GLANCE

- Four Bedrooms
- Reception Room
- Kitchen/Dining/Family Room
- Study
- Utility Room
- Downstairs WC
- En-suite Shower Room
- Family Bathroom
- Rear Garden
- Driveway
- No Onward Chain

DESCRIPTION

This impressive detached home has been recently refurbished to an exceptional standard, creating a stylish and spacious family residence. Located on a sought-after road, it's within easy reach of Cheam Village, offering a variety of shops, bars, restaurants, and excellent transport links, including Cheam mainline rail station. Sutton town centre is also nearby, along with several highly regarded schools such as Cuddington Croft Primary, Overton Grange, and Nonsuch High School for Girls.

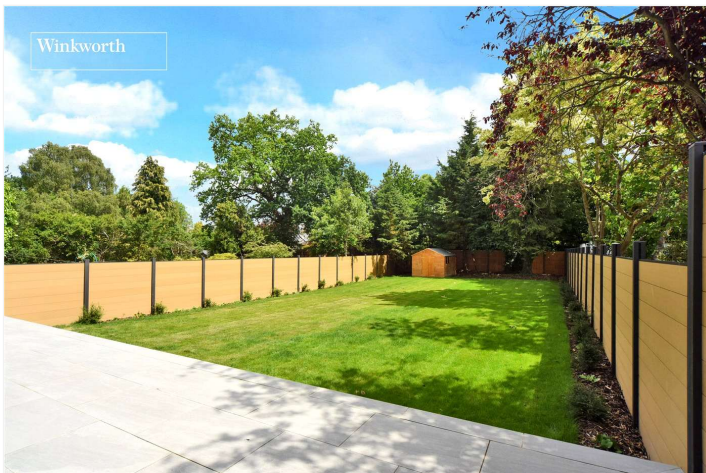
The standout feature of this home is the stunning open-plan kitchen/dining/family room, measuring approximately 33' x 25'. This beautifully designed space includes a well-appointed kitchen with an island unit, herringbone flooring, and sliding doors that open out to the garden — perfect for modern family living and entertaining.

The ground floor also offers a separate reception room, study, utility room, and a downstairs WC.

Upstairs, the property comprises three double bedrooms and a generously sized fourth bedroom. Three bedrooms benefit from built-in wardrobes, while the principal bedroom includes a luxurious en-suite shower room. The family bathroom is equally well finished, maintaining the high standard seen throughout the home.

Outside, the large rear garden extends to approximately 116 feet and features a raised terrace area, which is awaiting the installation of a glass balustrade. To the front, a brick-paved driveway offers off-street parking.

Offered with no onward chain.



ACCOMMODATION

Reception Room - 12'6" x 11'10" (3.8m x 3.6m)

Kitchen/Dining/Family Room - 33'2" x 25'5" Max (10.1m x 7.75m Max)

Study - 11'3" x 7' (3.43m x 2.13m)

Utility Room - 8'6" x 8'6" (2.6m x 2.6m)

Downstairs WC

Bedroom - 15'11" x 12'1" Max (4.85m x 3.68m Max)

En-suite Shower Room

Bedroom - 13' x 12'1" (3.96m x 3.68m)

Bedroom - 12'1" x 10'4" (3.68m x 3.15m)

Bedroom - 12'2" x 7'2" (3.7m x 2.18m)

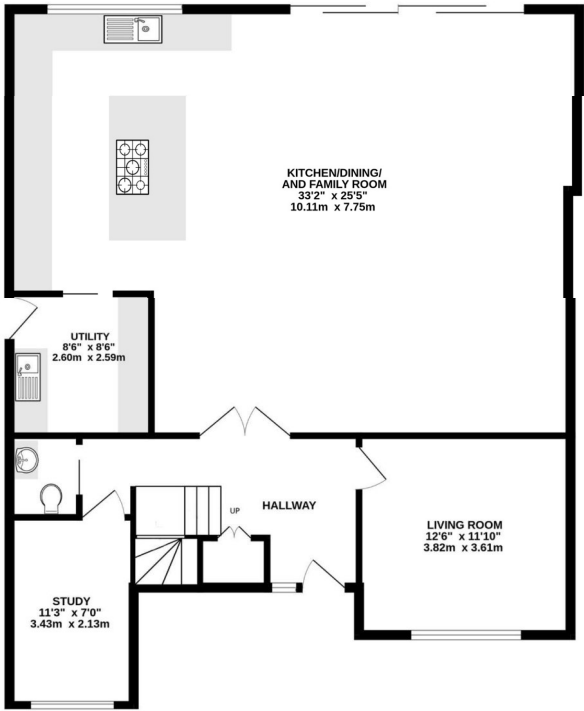
Family Bathroom - 8'8" x 8'3" (2.64m x 2.51m)

Rear Garden - 116' (Approx) (35.36m (Approx))

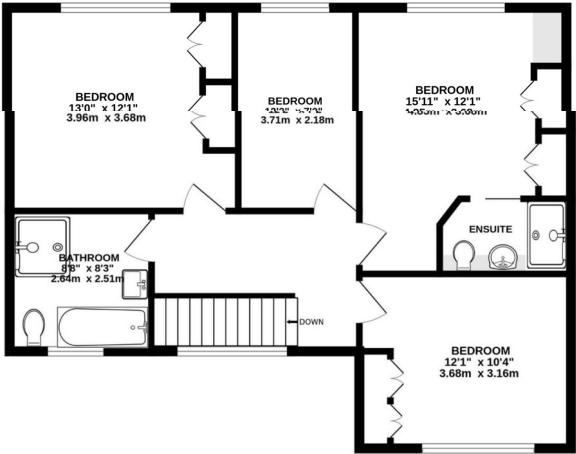
Driveway

No Onward Chain

Beresford Road, Cheam SM3 6ER
INTERNAL FLOOR AREA (APPROX.) 2002 sq ft/ 186.0 sq m
Garden extends to 116' (35.4m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

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		
69-80	C	79 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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