

FIELDSEND ROAD, CHEAM, SUTTON, SM3
£550,000 FREEHOLD

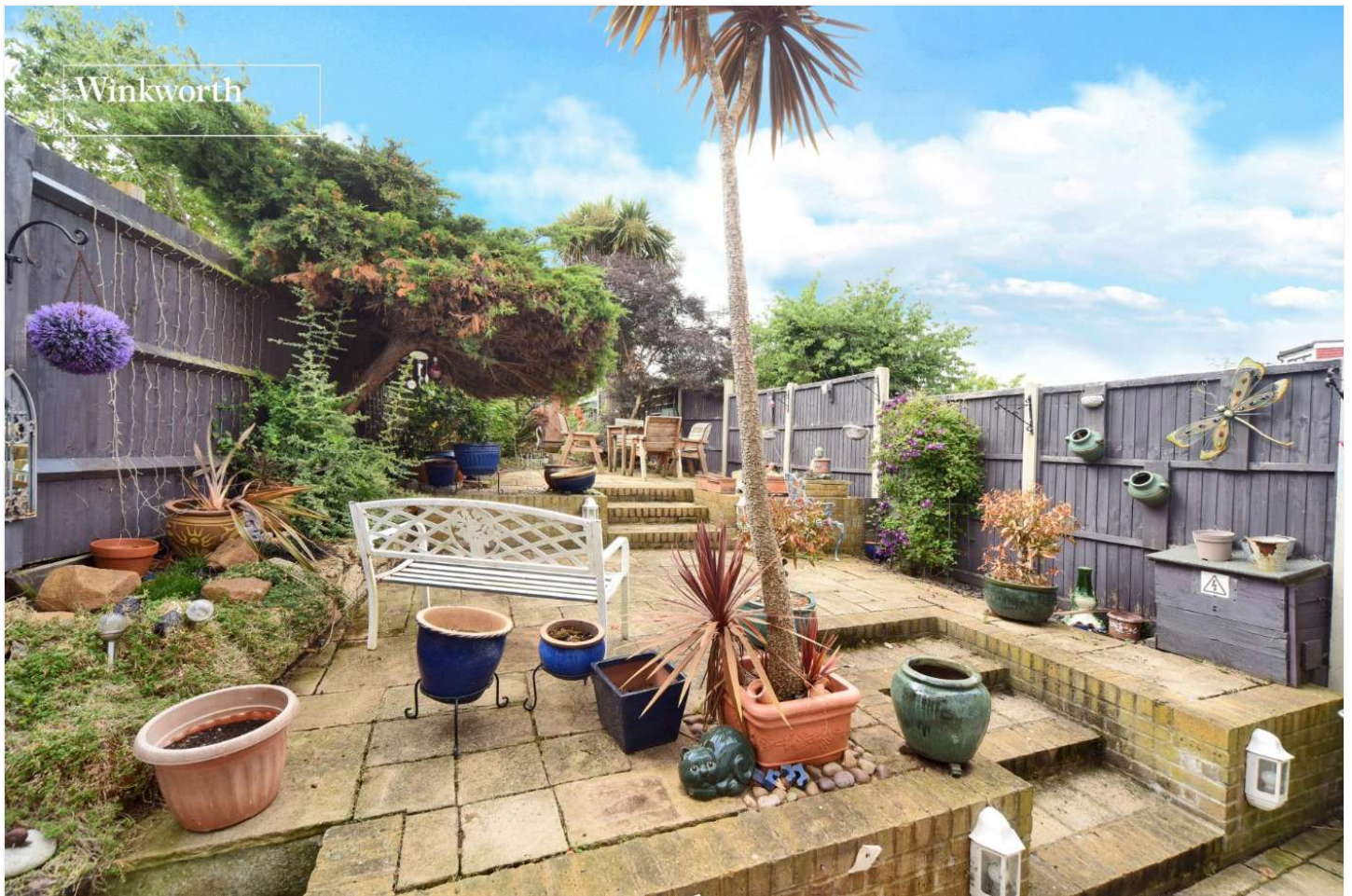
**A THREE BEDROOM SEMI-DETACHED FAMILY HOME
 SITUATED CLOSE TO CHEAM VILLAGE FEATURING A
 SOUTHERLY ASPECT LOW MAINTENANCE REAR GARDEN**

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- Semi-Detached Family Home
- Three Bedrooms
- Entrance Hall with Downstairs WC
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Rear Garden Approx 65ft
- Close to Cheam Village
- Potential to Extend STPP

DESCRIPTION

Located near Cheam Village and Cheam Park, this well-presented semi-detached family home offers three bedrooms, a generous driveway, and a Southerly facing rear garden measuring approximately 65ft.

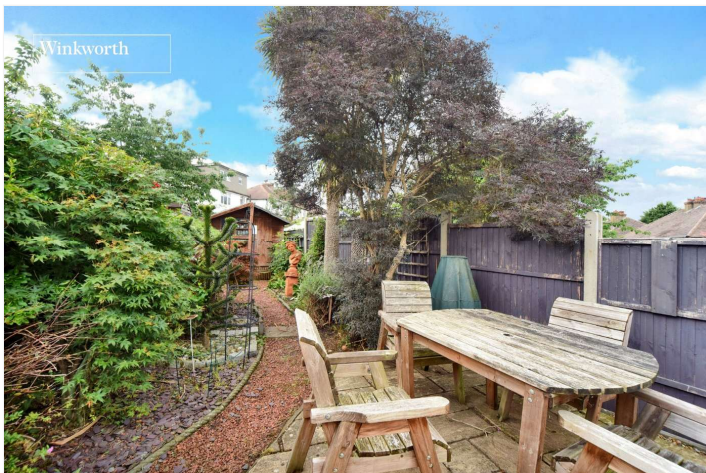
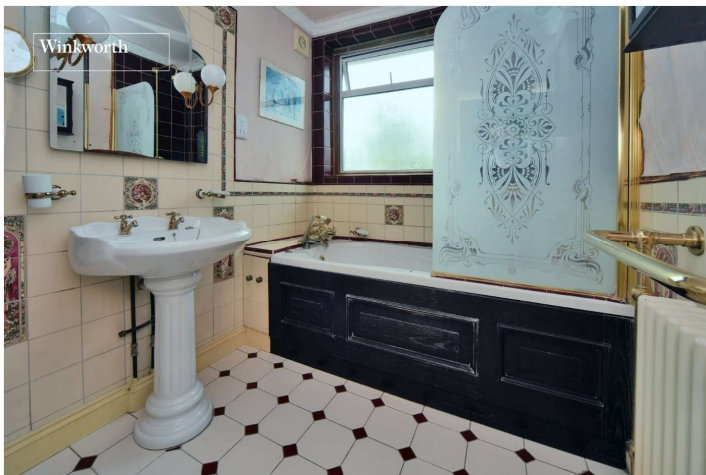
The property is ideally positioned close to a variety of transport links and local amenities. Cheam's vibrant high street features an array of shops, restaurants, bars, and green spaces, including the expansive Nonsuch Park. This sought-after area is popular with both families and commuters, thanks to its excellent selection of well-regarded schools, including Cheam Fields Primary Academy, St Dunstan's C of E Primary School, Cheam High School, and Nonsuch High School for Girls.

Transport connections are convenient and well-served, with Cheam and West Sutton train stations providing fast and regular services to Central London. There are also frequent bus routes to nearby areas such as Kingston, Sutton, and Heathrow.

The ground floor accommodation includes a spacious entrance hall with a downstairs WC, a bright and welcoming living room, a separate dining room with views over the rear garden, and a modern fitted kitchen. Upstairs, there are two generously sized double bedrooms, a third single bedroom, and a family bathroom.

Outside, the Southerly aspect rear garden is enclosed by high fencing for privacy and is mainly laid to patio, offering low-maintenance outdoor space. To the front of the property, the large driveway provides ample off-street parking.

This property is offered with no onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 13'3" x 12' Max (4.04m x 3.66m Max)

Dining Room - 13'4" x 10'10" Max (4.06m x 3.3m Max)

Kitchen - 9'11" x 6'6" Max (3.02m x 1.98m Max)

Bedroom - 13'8" x 11'3" Max (4.17m x 3.43m Max)

Bedroom - 12'5" x 11'2" Max (3.78m x 3.4m Max)

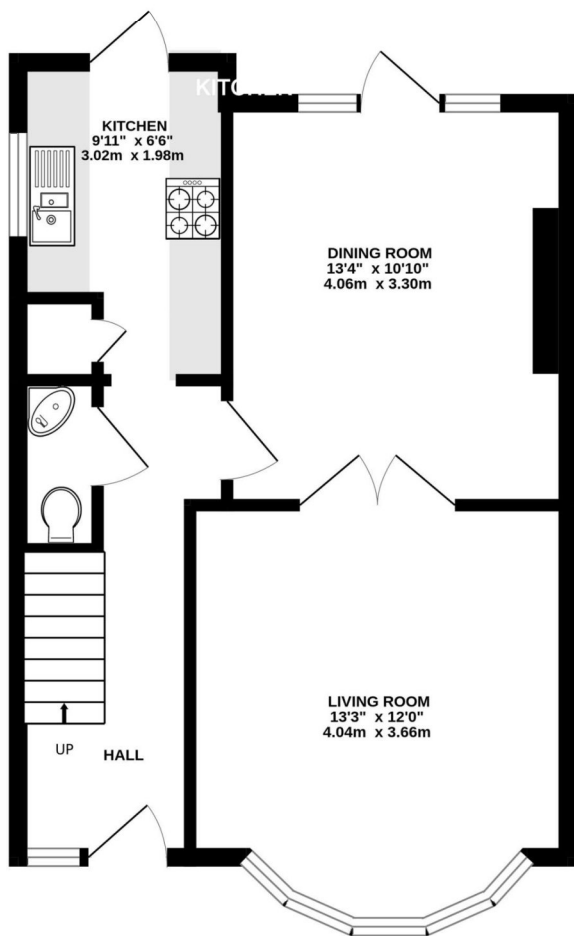
Bedroom - 7'8" x 6'6" Max (2.34m x 1.98m Max)

Bathroom - 8'6" x 6'5" Max (2.6m x 1.96m Max)

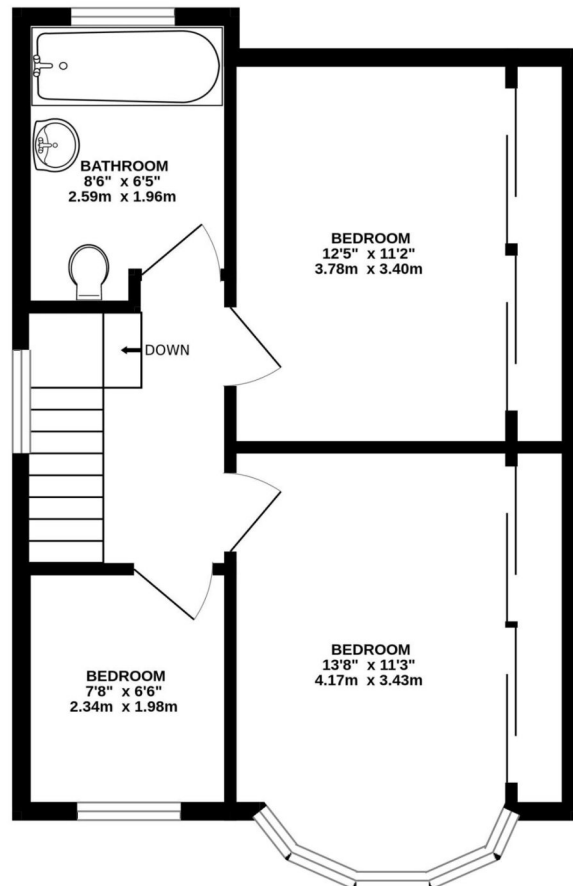
Downstairs WC

Garden - 65ft Approx

Fieldsend Road, Cheam SM3 8PA
INTERNAL FLOOR AREA (APPROX.) 893 sq ft/ 83.0 sq m
Garden extends to 65' (19.81m) approx.



GROUND FLOOR



FIRST FLOOR



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		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

