



PRIORY CRESCENT, CHEAM, SUTTON, SM3
£675,000 FREEHOLD

A BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOME FEATURING A CIRCA 90FT REAR GARDEN SITUATED IN A SOUGHT-AFTER RESIDENTIAL ROAD

Winkworth

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See things differently



AT A GLANCE

- Four Bedroom Family Home
- Beautifully Presented Throughout
- Spacious Kitchen-Breakfast Room
- Generous Sized Living Room
- Downstairs Shower/WC
- Family Bathroom with Walk in Shower
- Landscaped Rear Garden approx. 90ft
- Garden Store plus Additional Store
- Eaves Storage
- Close to Cheam High School
- Easy Reach of Bus Routes & Transport Links

DESCRIPTION

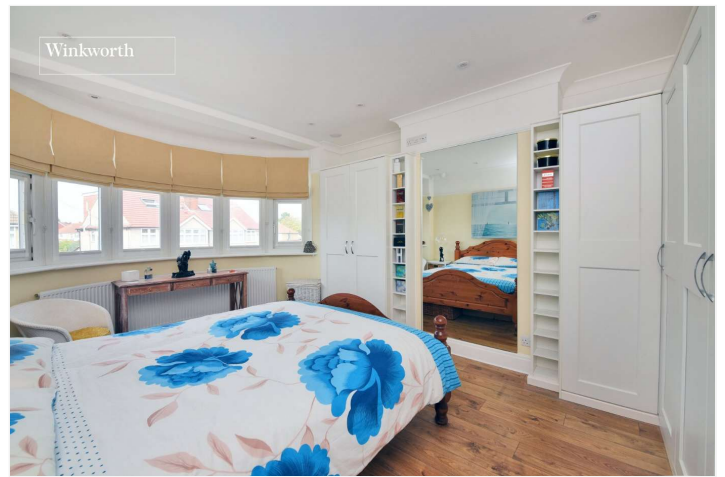
Situated in a popular residential road in Cheam, this immaculately presented four-bedroom family home offers generous and beautifully maintained accommodation arranged over three floors, complemented by a superb landscaped rear garden extending to approximately 90ft

The welcoming entrance hall leads to an attractive front reception room, featuring a bay window and character fireplace. To the rear, the standout feature is the stunning kitchen/breakfast room, thoughtfully designed with an extensive range of fitted units, sleek work surfaces and a breakfast bar. There is ample space for dining, while bi-fold doors open directly onto the garden, creating a wonderful connection between the indoor and outdoor spaces. A modern ground-floor shower room completes this level.

The first floor provides three well-proportioned bedrooms, including an impressive principal bedroom with fitted wardrobes, together with a stylish family bathroom featuring both a bath and separate shower. The second floor offers a spacious fourth bedroom/loft room with useful eaves storage.

Outside, the beautifully landscaped 90ft rear garden is a particular highlight, incorporating a generous patio for entertaining, lawn, established planting and useful garden stores. To the front, the property benefits from driveway parking.

Priory Crescent is conveniently positioned for local shops and amenities, with Cheam Village also within easy reach. Families are well served by nearby Cheam Fields Primary Academy and Cheam High School, while West Sutton and Cheam stations provide regular rail links towards Central London



ACCOMMODATION

Living Room - 15'8" x 12'7" max (4.78m x 3.84m max)

Kitchen/Diner - 18'10" x 15'8" max (5.74m x 4.78m max)

Downstairs Shower/WC

Bedroom - 15'11" x 11'5" max (4.85m x 3.48m max)

Bedroom - 12'7" x 10'10" max (3.84m x 3.3m max)

Bedroom - 8'5" x 7'11" max (2.57m x 2.41m max)

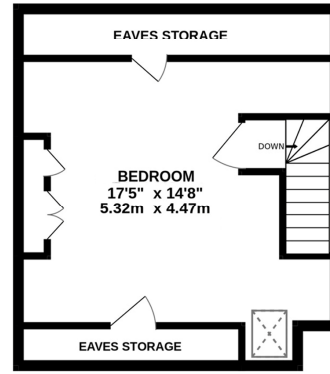
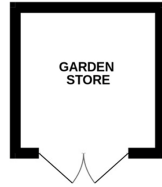
Family Bathroom - 8' x 7'7" max (2.44m x 2.3m max)

Loft Room with Eaves Storage - 17'5" x 14'8" max (5.3m x 4.47m max)

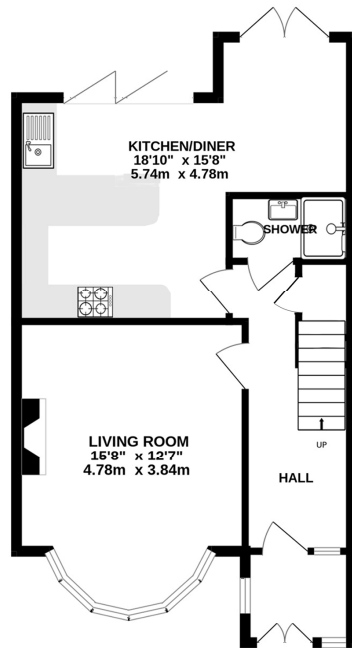
Garden - Approx. 90ft

Garden Store

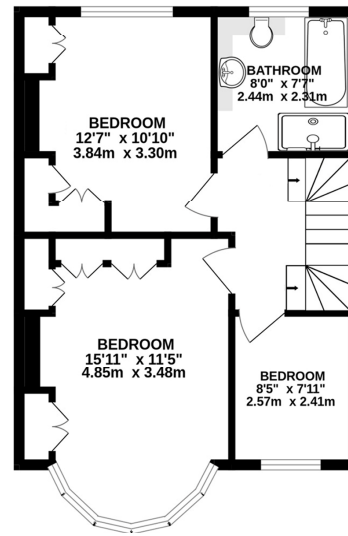
Further Store



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Priory Crescent, Cheam SM3 8LT

INTERNAL FLOOR AREA (APPROX.) 1365 sq ft/ 126.8 sq m

Garden to 90' (27.43m) approx.

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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 © 2026.

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		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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