

Winkworth



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DEVON ROAD, CHEAM, SUTTON, SM2
£850,000 FREEHOLD

**A DESIRABLE FAMILY HOME IDEALLY SITUATED IN A
HIGHLY SOUGHT AFTER LOCATION IN THE HEART OF
SOUTH CHEAM**

Winkworth

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See things differently



AT A GLANCE

- Highly-Sought After Location
- Immaculately Presented
- Three Double Bedrooms
- Spacious Entrance Hall
- Vast Living Room
- Conservatory Overlooking the Rear Garden
- Front Aspect Dining Room
- Modern Fitted Kitchen
- Utility Room
- Recently Renovated Family Bathroom
- Circa 88ft Rear Garden
- Driveway Plus Garage
- Half a Mile from Cheam Village

DESCRIPTION

An immaculately presented family home situated in a highly sought after location in the heart of South Cheam, benefitting from well-proportioned room sizes throughout, potential to extend stpp and a superb 88ft approx. rear garden.

The property has been a much-loved family home for many years and has been well-looked after by the current owners. The accommodation on the ground floor comprises a gorgeous storm porch leading to the spacious entrance hall, a dining room with attractive window overlooking the frontage and built in units, a living room with feature fireplace and double doors onto the conservatory and a modern fitted kitchen with utility area and downstairs WC.

Upstairs, the property features two well-proportioned double bedrooms, a third small double bedroom, all benefitting from fitted wardrobes/cupboards and a luxury family bathroom with walk-in shower and underfloor heating.

Externally, the impressive 88ft rear garden offers a wonderful blend of relaxation and practicality, creating the perfect outdoor retreat. Immediately adjoining the property is a generous patio area, ideal for outside dining. The garden extends with a well-maintained lawn leading to a productive area at the rear, where you'll find raised vegetable beds. A greenhouse provides excellent space for cultivating plants year-round, while a charming summer house adds a delightful focal point, offering versatility as a hobby room, potting shed or peaceful hideaway.

To the front of the property there is off-street parking providing convenient access to the garage and an attractive front garden which is thoughtfully maintained.

Locally, Cheam Village, with its wide choice of shops and restaurants, is just over half a mile away, as is Cheam train station which offers commuter services into London Bridge and Victoria. Several well-regarded schools are within easy reach including Cuddington Croft Primary, St Dunstan's CofE Primary and Nonsuch High School for Girls. Both Cuddington Golf Club and Banstead Downs Golf Club are also close by.



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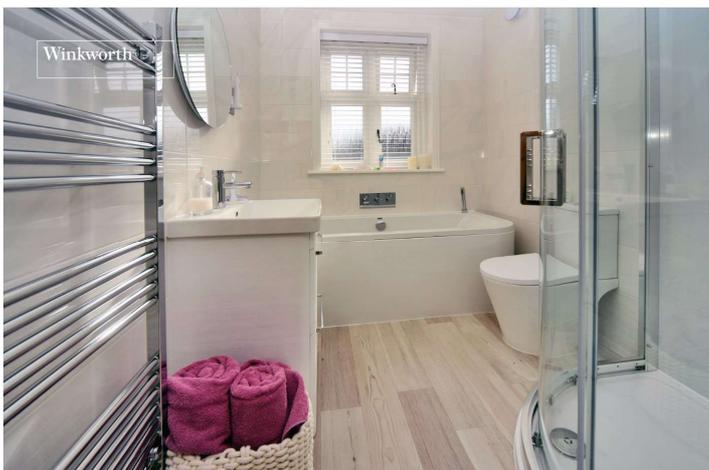
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ACCOMMODATION

Entrance Hall

Living Room - 16'1" x 11'7" max (4.9m x 3.53m max)

Conservatory - 9'6" x 9' max (2.9m x 2.74m max)

Dining Room - 14' x 12' max (4.27m x 3.66m max)

Kitchen - 12'2" x 9'8" max (3.7m x 2.95m max)

Utility Room

Downstairs WC

Bedroom - 14' x 11'10" max (4.27m x 3.6m max)

Bedroom - 13'2" x 11'10" max (4.01m x 3.6m max)

Bedroom - 9'7" x 9'6" max (2.92m x 2.9m max)

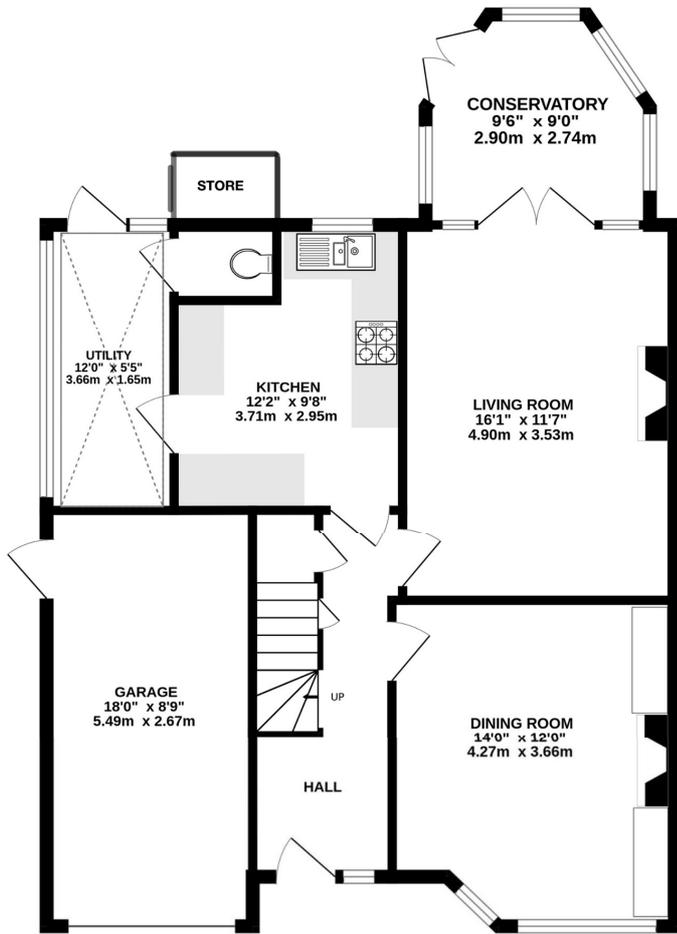
Family Bathroom - 8' x 6'1" max (2.44m x 1.85m max)

Garden - Approx. 88ft

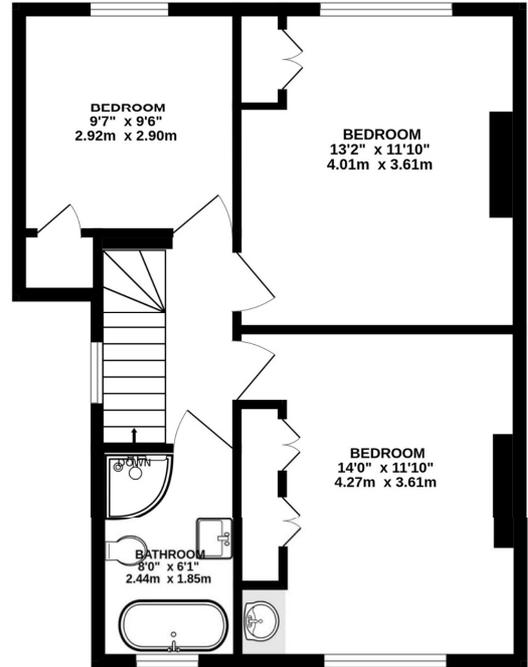
Garage - 18' x 8'9" max (5.49m x 2.67m max)

Devon Road, Cheam SM2 7PE

INTERNAL FLOOR AREA
(APPROX.) 1390 sq ft/ 129.0 sq m
Garden to 88' (26.8m) 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 © 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		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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