



GLEBE ROAD, CHEAM, SUTTON, SM2
£1,175,000 FREEHOLD

**A SPACIOUS FAMILY HOME SET WITHIN A
PRESTIGIOUS SOUTH CHEAM LOCATION OFFERING
LOTS OF POTENTIAL TO EXTEND (STPP)**

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

- 4 Bedrooms
- Living Room
- Dining Room
- Kitchen plus Breakfast Room
- Cloakroom/WC
- Family Bathroom
- Separate WC
- Garden approx. 100ft
- Outside WC
- Garage
- Council Tax Band G
- EPC Rating E

DESCRIPTION

This substantial, four double bedroom family home is set within a highly prized South Cheam road just minutes from Cheam Village with its wide variety of amenities including shops and restaurants. The village also has its own railway station which provides a frequent commuter service into London Victoria and London Bridge. The area is highly regarded for its schools and several are within easy reach including Cuddington Croft, St Dunstan's and Nonsuch High School for Girls.

The property is well presented throughout and offers new owners the option to modernise and extend if wished, subject to the usual planning consents.

The accommodation comprises two spacious reception rooms, a good sized kitchen with adjacent breakfast room, cloakroom/WC, four double bedrooms set off a large landing along with a family bathroom and separate WC. A lean-to area accessed from the kitchen provides covered side access to the garden and houses an additional WC.

Externally, to the front there is a large carriage driveway offering off street parking and access to the garage. To the rear, the garden is mature and interesting, extending to approx. 100ft with a large expanse of lawn surrounded by mature trees and shrubs.



ACCOMMODATION

Reception Hall

Cloakroom/WC

Living Room - 22'11" x 17'10" max (6.99m x 5.44m max)

Dining Room - 18'6" x 14'1" max (5.64m x 4.3m max)

Kitchen - 14'5" x 9'6" max (4.4m x 2.9m max)

Breakfast Room - 11'9" x 9'7" max (3.58m x 2.92m max)

Lean-to - 28' x 5' max (8.53m x 1.52m max)

Additional WC

Bedroom - 18'8" x 14'3" max (5.7m x 4.34m max)

Bedroom - 13'6" x 13'3" max (4.11m x 4.04m max)

Bedroom - 14'5" x 9'10" max (4.4m x 3m max)

Bedroom - 10' x 9'6" max (3.05m x 2.9m max)

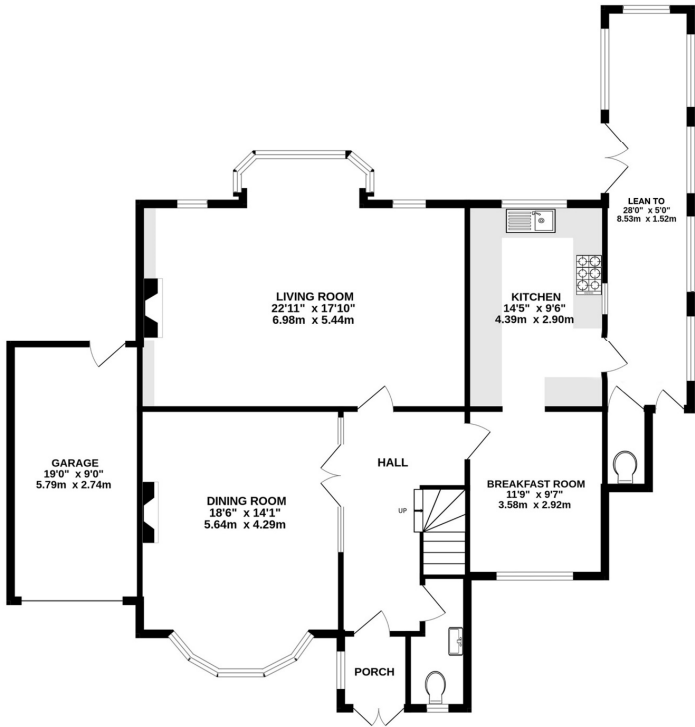
Bathroom - 9'9" x 8' max (2.97m x 2.44m max)

Separate WC

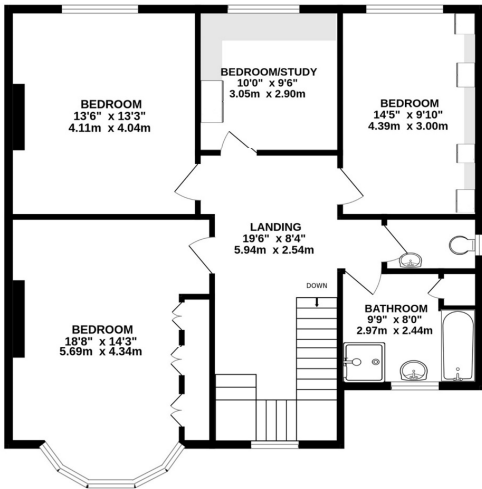
Garden - Approx. 100ft

Garage - 19' x 9' max (5.8m x 2.74m max)

Glebe Road, Cheam SM2 7NT
 INTERNAL FLOOR AREA (APPROX.)
 2330 sq ft/ 216.46 sq m
 Garden extends to 100' (33.2m) 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 © 2023.

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	41
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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