



NEWBOLT AVENUE, CHEAM, SUTTON, SM3
£950,000 FREEHOLD

**A SUBSTANTIAL FAMILY HOME SET ON ONE OF
CHEAM'S MOST SOUGHT AFTER ROADS AND CLOSE
TO CHEAM HIGH SCHOOL**



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AT A GLANCE

- 5 Bedrooms
- Sitting Room
- Family Room
- Dining Room
- Utility Room
- Bathroom with Separate WC
- Loft Room
- Garden approx. 90ft
- Garden Studio/Gym
- Council Tax Band E
- EPC Rating C

DESCRIPTION

Located on one of Cheam's most sought-after roads, and within easy reach of Cheam Village, this wonderful family home has been recently extended to offer just under 2,400 sq ft of accommodation arranged over three floors.

The current owners bought the property as a project and have completed the majority of the planned works. However, there are a number of areas that remain unfinished and would need to be completed by the new owners. These include fitting a kitchen to what will become the kitchen/family/dining room. Once completed, this huge entertaining space will become the centrepiece of the home, complete with bi-fold doors opening to the rear garden.

Currently, the utility room has been fitted out as a temporary kitchen, whilst the downstairs WC needs to be completed, but we are advised that the plumbing is in place. In addition, the loft room needs to be completed to create a spacious additional bedroom, subject to complying with the necessary building regulations.

Additional features of the property include a front aspect living room with bay window and fireplace, four spacious bedrooms, a study/fifth bedroom, the family bathroom and separate WC.

Externally to the front there is a wide driveway offering off street parking for several vehicles. To the rear, the garden extends to approx. 90 ft, is high fence enclosed for privacy and includes a garden studio, perfect for entertaining, as well as a work from home opportunity.



ACCOMMODATION

Entrance Hall

Sitting Room - 14' x 12'8" max (4.27m x 3.86m max)

Family Room - 14'8" x 11' max (4.47m x 3.35m max)

Kitchen/Dining Room - 18'7" x 14'2" max (5.66m x 4.32m max)

Utility Room - 14'9" x 8'2" max (4.5m x 2.5m max)

Boot Room

Bedroom - 17'2" x 11'10" max (5.23m x 3.6m max)

Bedroom - 11'10" x 11' max (3.6m x 3.35m max)

Bedroom - 12' x 7'9" max (3.66m x 2.36m max)

Bedroom - 12'9" x 7'2" max (3.89m x 2.18m max)

Bedroom - 7'6" x 7'5" max (2.29m x 2.26m max)

Bathroom - 8'1" x 6'2" max (2.46m x 1.88m max)

Separate WC

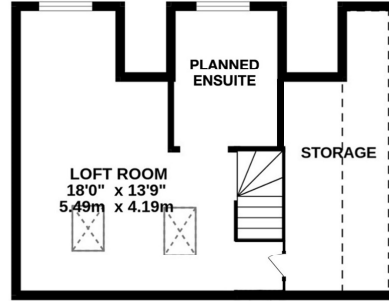
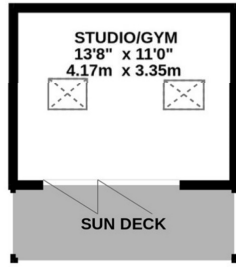
Loft Room - 18' x 13'9" max (5.49m x 4.2m max)



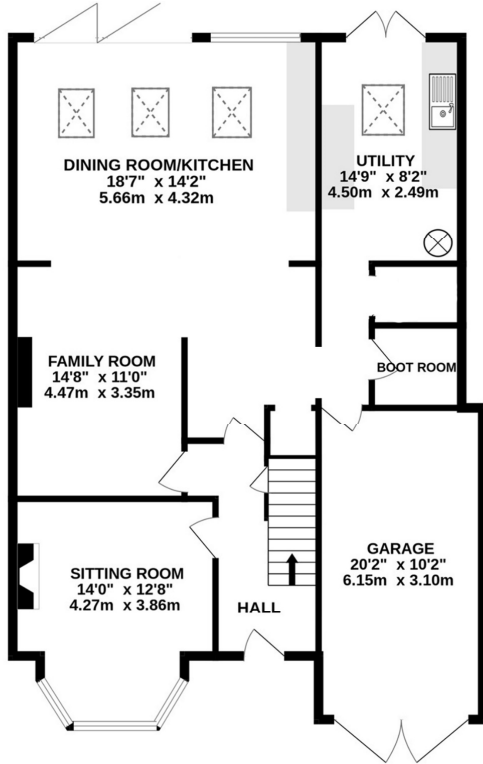
Newbolt Avenue, Cheam SM3 8EE

INTERNAL FLOOR AREA (APPROX.) 2390 sq ft/ 222.0 sq m
Including Studio

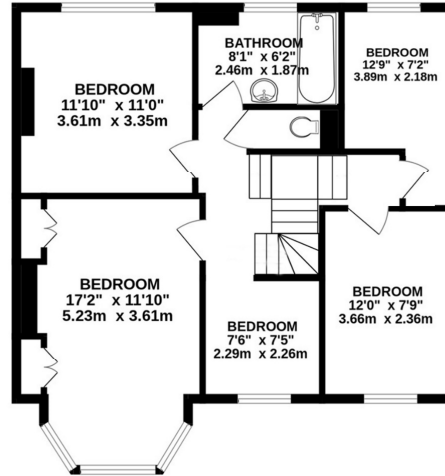
Garden extends to 90' (27.43m) approx.



SECOND FLOOR



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 © 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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