



PALMER AVENUE, CHEAM, SUTTON, SM3
£750,000 FREEHOLD

A WONDERFUL THREE BEDROOM SEMI DETACHED FAMILY HOME SET WITHIN A MUCH SOUGHT AFTER ROAD CLOSE TO SEVERAL WELL REGARDED SCHOOLS

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

Winkworth



AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Separate Wc
- Lean-To With Access To Wc
- Garage
- Garden

DESCRIPTION

This three bedroom semi detached family home is set within a much sought after road and within easy reach of Cheam Village with its shops, restaurants and transport links including Cheam mainline rail station. The property is also conveniently located for Cheam Park, Nonsuch Park and Cheam Leisure Centre, as well as numerous well regarded local schools including Cheam Park Farm Academy School, Cheam High School and Nonsuch High School for Girls.

Features on the ground floor include a spacious entrance hall leading through to a front aspect living room, a rear aspect dining room, spacious kitchen with a lean to which includes, utility space, storage and downstairs WC.

Upstairs, you will find three well-proportioned bedrooms, family bathroom and separate WC.

Externally, the property benefits from a mature rear garden that extends to 100 feet. To the front, a driveway provides generous off street parking and gives access to the garage.

The property offers substantial scope for extension, subject to the usual planning consents.



ACCOMMODATION

Entrance Hall

Living Room - 14'5" x 12'6" max (4.4m x 3.8m max)

Dining Room - 13'2" x 11'4" max (4.01m x 3.45m max)

Kitchen - 12'6" x 10'2" max (3.8m x 3.1m max)

Bedroom - 14'6" x 11'5" max (4.42m x 3.48m max)

Bedroom - 13'2" x 11'5" max (4.01m x 3.48m max)

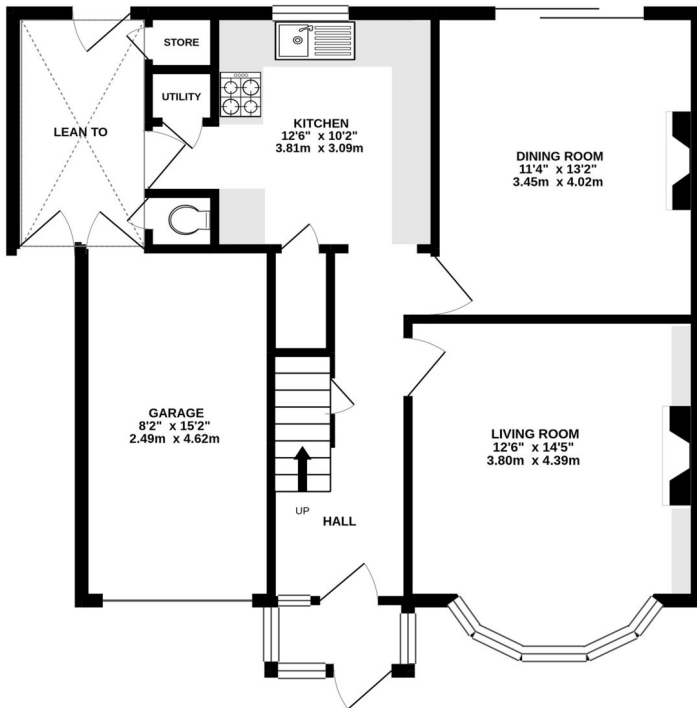
Bedroom - 7'11" x 7'2" max (2.41m x 2.18m max)

Bathroom - 7' x 6' max (2.13m x 1.83m max)

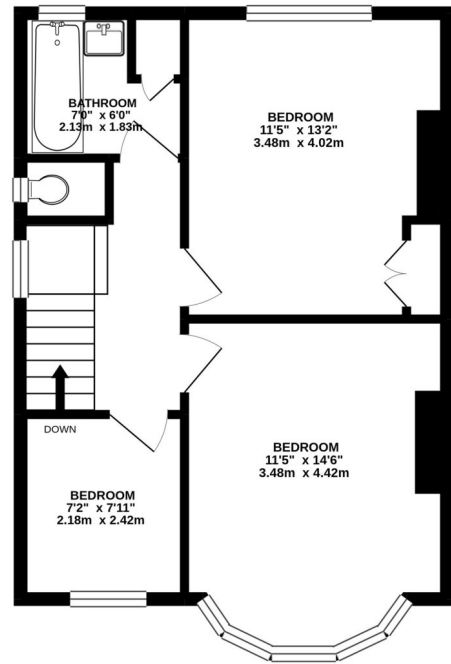
Separate WC

Lean-to with access to WC

Palmer Avenue, Cheam SM3 8EG
INTERNAL FLOOR AREA (APPROX.) 1210 sq ft/ 112.4 sq m
Garden extends to 100' (30.48m) approximately



GROUND FLOOR

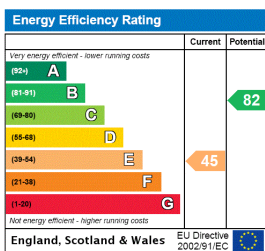


FIRST FLOOR

Winkworth

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 © 2021.

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.



Winkworth

winkworth.co.uk

See things differently

winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.