

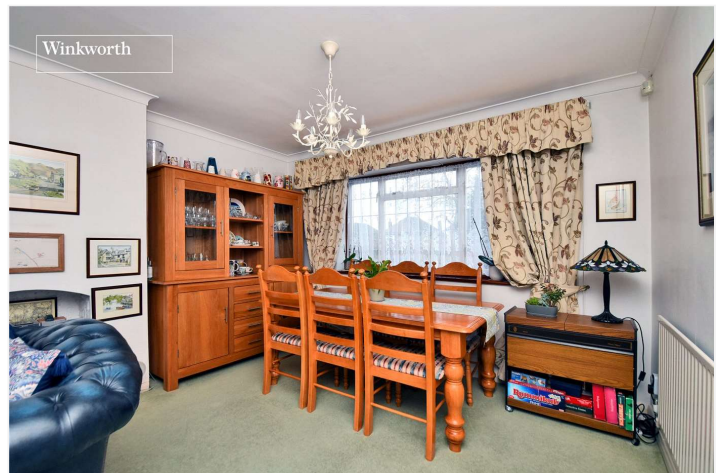
Winkworth



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NORTHEY AVENUE, CHEAM, SUTTON, SURREY, SM2
£825,000 FREEHOLD

**A SUPERB FAMILY HOME CLOSE TO CHEAM VILLAGE,
SOUGHT AFTER SCHOOLS AND MAINLINE STATION**

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AT A GLANCE

- Semi-Detached
- Four Double Bedrooms
- Spacious Living/Dining Room
- Well-Proportioned Kitchen
- Breakfast Room
- Utility Area with WC
- Bath/Shower Room
- Separate WC
- Southerly Aspect Rear Garden
- Garage
- Easy Reach of Cheam Train Station
- Well-Regarded Local Schools
- Overlooking Sutton Grammar Sports Ground

DESCRIPTION

A well-proportioned and rarely available four-bedroom semi-detached family home, positioned within this sought-after residential area, within easy reach of Cheam Village.

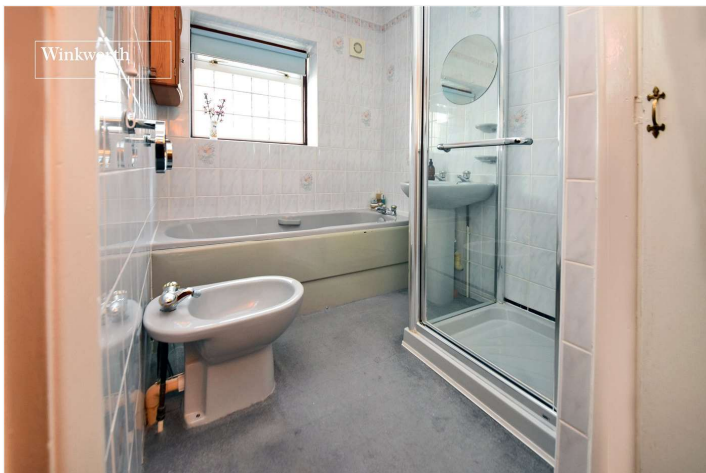
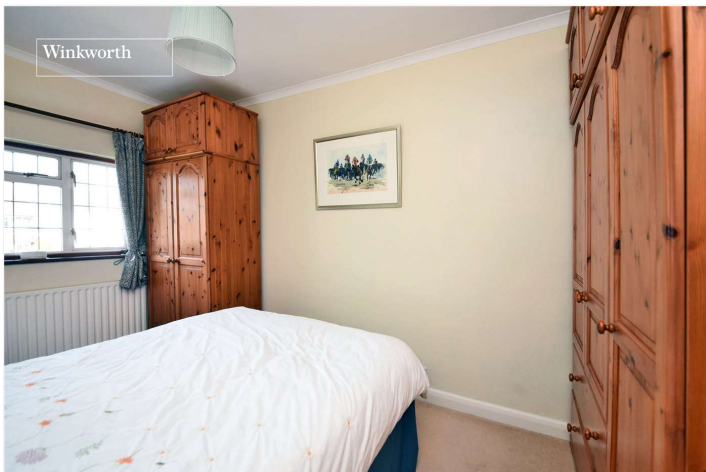
The property offers generous and versatile accommodation throughout, with a particularly impressive double reception room extending in excess of 22ft, providing clearly defined living and dining areas and enjoying a pleasant outlook over the rear garden. The adjoining kitchen and breakfast room offer excellent day-to-day practicality, with scope to reconfigure or extend (STPP) to create a contemporary open-plan living space if desired.

Upstairs, there are four well-balanced bedrooms served by a family bathroom, all arranged around a central landing, making the property ideally suited to growing families.

Externally, the house benefits from a substantial south-facing rear garden, extending to approximately 105ft, offering a high degree of privacy and an ideal setting for outdoor entertaining. To the front, there is off-street parking and an integral garage.

Northey Avenue is superbly located for Cheam Village, with its array of shops, restaurants and amenities, while a number of highly regarded local schools are close by. Cheam mainline station is also within easy reach, providing regular services into central London.

Offering a great location and potential to extend (STPP), this is a wonderful opportunity to create a long-term family home in a prime Cheam location.



ACCOMMODATION

Living/Dining Room - 22'10" x 12'1" max (6.96m x 3.68m max)

Kitchen - 9'11" x 9'3" max (3.02m x 2.82m max)

Breakfast Room - 9'2" x 8'7" max (2.8m x 2.62m max)

Utility Area with WC

Bedroom - 12'2" x 11'9" max (3.7m x 3.58m max)

Bedroom - 12' x 10' max (3.66m x 3.05m max)

Bedroom - 12'10" x 8'4" max (3.9m x 2.54m max)

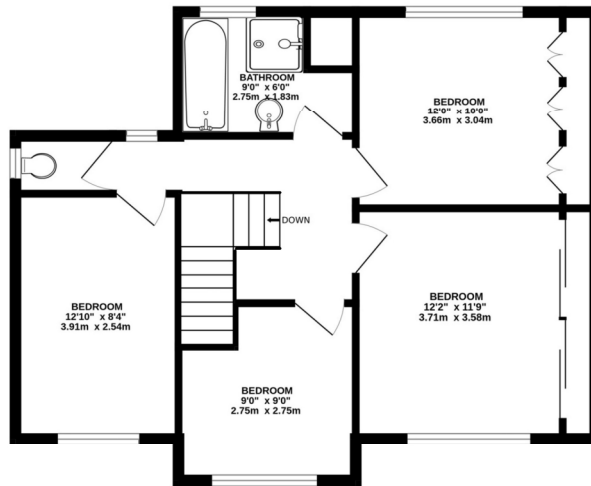
Bedroom - 9' x 9' max (2.74m x 2.74m max)

Bath/Shower Room - 9' x 6' max (2.74m x 1.83m max)

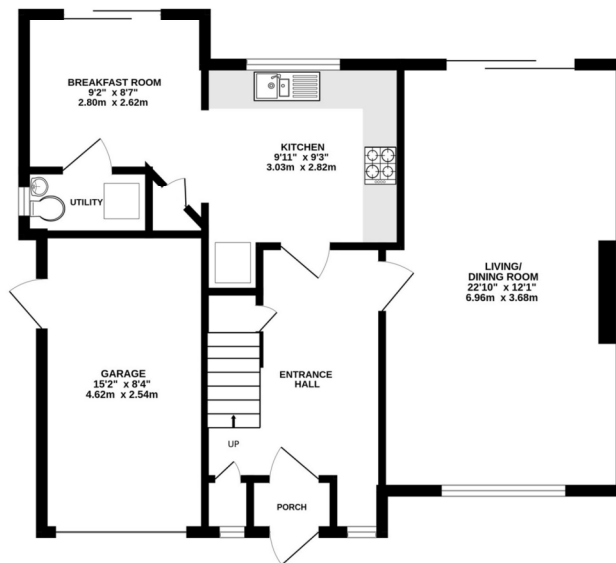
Separate WC

Garden - Approx. 105ft

Garage - 15'2" x 8'4" max (4.62m x 2.54m max)



FIRST FLOOR



GROUND FLOOR

Northey Avenue, Cheam SM2 7HU

INTERNAL FLOOR AREA (APPROX.) 1325 sq ft/ 123.0 sq m

Garden extends to 105' (32.0m) 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.
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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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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