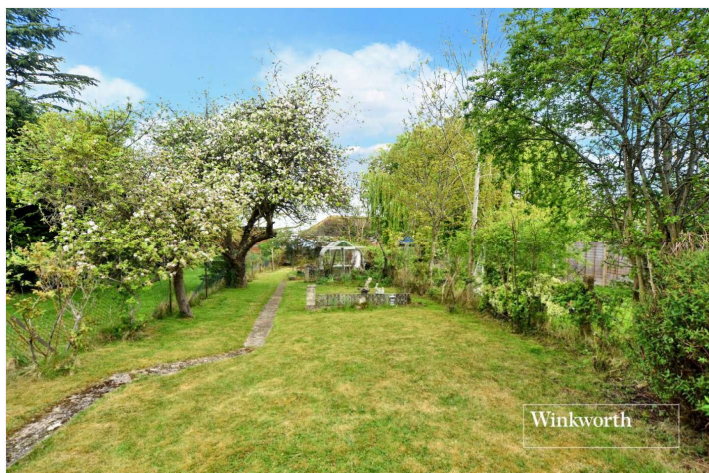




TILEHURST ROAD, CHEAM, SUTTON, SM3

£530,000 FREEHOLD

**A SOUGHT-AFTER SEMI-DETACHED FAMILY HOME
FEATURING A CIRCA 194FT REAR GARDEN SITUATED IN A
POPULAR LOCATION CLOSE TO CHEAM PARK**

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See things differently



AT A GLANCE

- No Onward Chain
- Semi-Detached Family Home
- Impressive Circa 194ft Rear Garden
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Family Bathroom
- Separate WC
- Detached Garage
- Shared Driveway
- Easy Reach of Cheam Village
- Close to Nonsuch High School
- Council Tax Band E
- EPC Rating D

DESCRIPTION

Benefitting from no onward chain and an impressive 194ft rear garden, this delightful semi-detached family home is situated in a popular location, within easy reach of Cheam Village, Cheam Park and a variety of well-regarded schools and transport links.

The property has been a much-loved family home for many years and offers the new owner the opportunity to extend and remodel, subject to the usual planning consents. The accommodation comprises a spacious entrance hall with useful porch, a good-sized living room with feature fireplace, a dining room offering fantastic views of the rear garden, a modern fitted kitchen, two well-proportioned double bedrooms, both with fitted wardrobes, a third single bedroom and the family shower room with separate WC.

Externally, the beautifully maintained rear garden is expansive and being mainly laid to lawn offers an easily maintained area space for entertaining with friends and family or a blank canvas for keen gardeners! To the front, as is normal on this road, the driveway is shared and leads to the detached garage.

Locally, the village centre is within walking distance and provides an array of shops, restaurants and amenities including Cheam train station, bus routes to surrounding areas and the historic Cheam and Nonsuch Parks. A wide choice of education is close by including Cheam Fields Primary School, Cheam High School and Nonsuch High School for Girls.



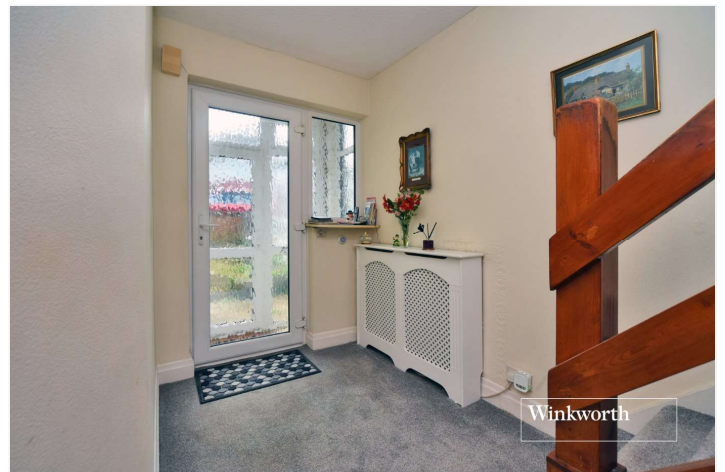
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ACCOMMODATION

Entrance Hall

Living Room - 13'1" x 11'10" max (4m x 3.6m max)

Dining Room - 12'5" x 10'4" max (3.78m x 3.15m max)

Kitchen - 10'4" x 7' max (3.15m x 2.13m max)

Bedroom - 12'9" x 10'6" max (3.89m x 3.2m max)

Bedroom - 12'5" x 10'8" max (3.78m x 3.25m max)

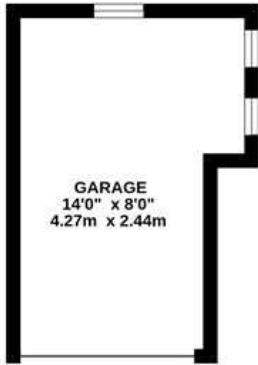
Bedroom - 7'1" x 7' max (2.16m x 2.13m max)

Bathroom - 7' x 6'6" max (2.13m x 1.98m max)

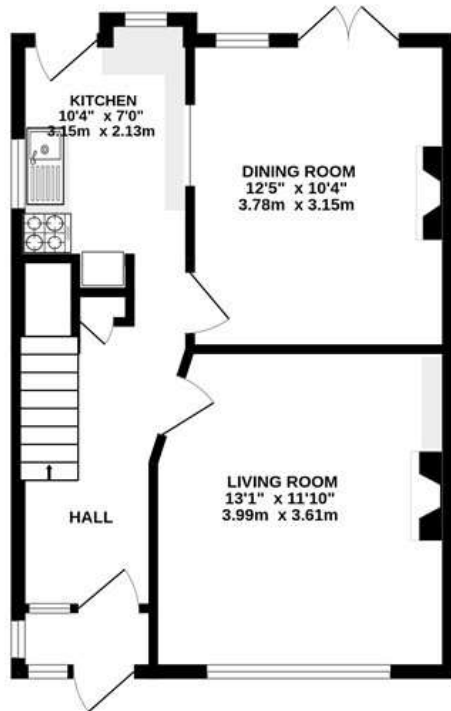
Separate WC

Garden - Approx. 194ft

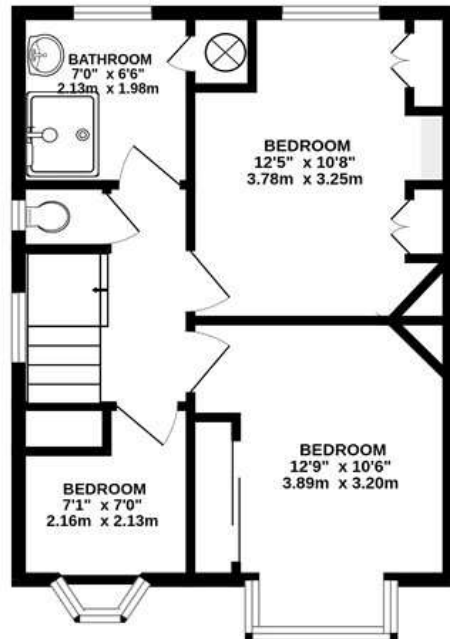
Garage - 14' x 8' max (4.27m x 2.44m max)



Tilehurst Road, Cheam SM3 8PD
 INTERNAL FLOOR AREA (APPROX.) 1005 sq ft/ 93.4 sq m
 Including Garage
 Garden extends to 194' (59.0m) 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 © 2025.

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		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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