

WINDSOR AVENUE, CHEAM, SUTTON, SM3

£625,000 FREEHOLD

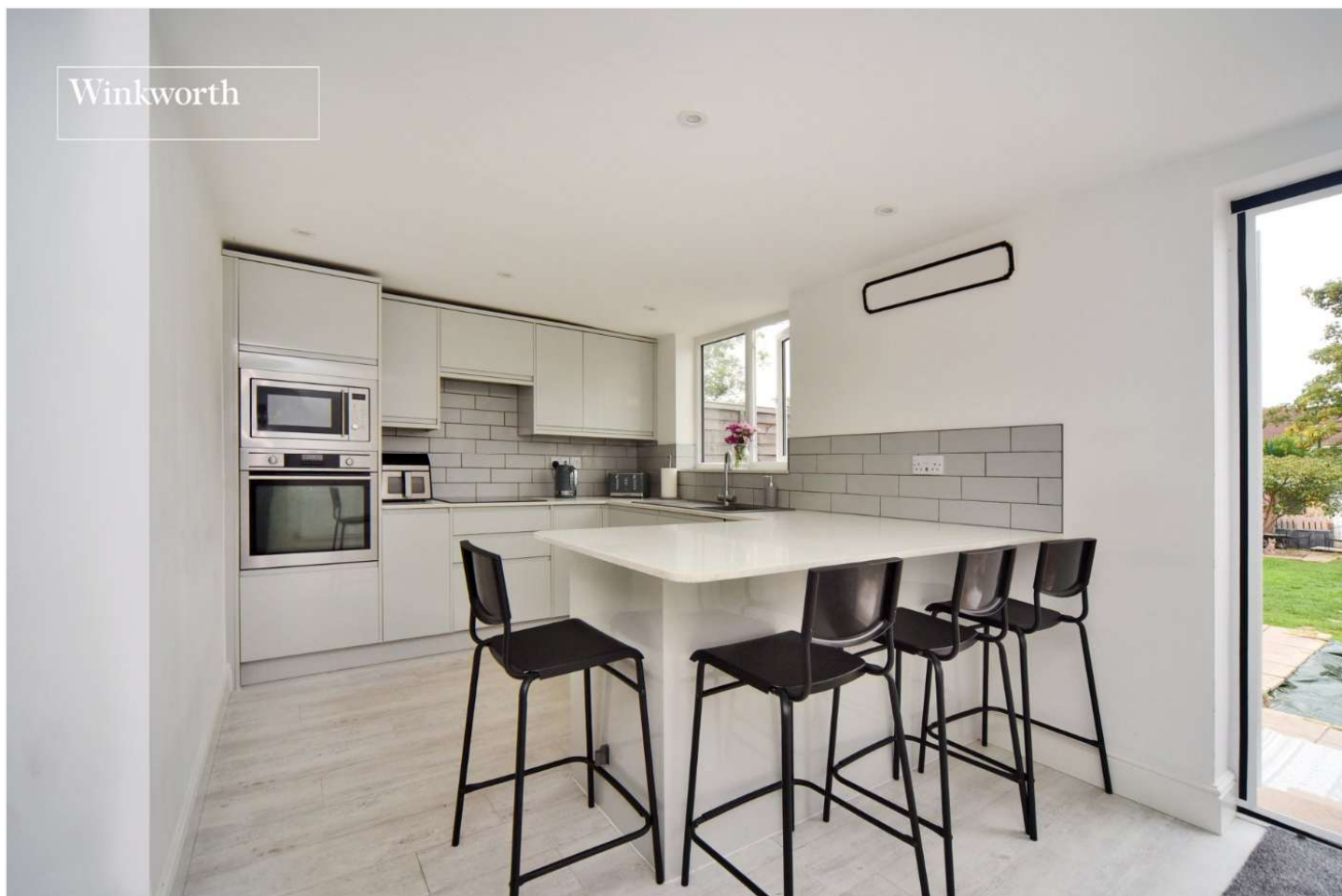
A LOVELY FAMILY HOME FEATURING AN EXTENDED OPEN-PLAN KITCHEN DINER AND AN 80FT REAR GARDEN SITUATED CLOSE TO A VARIETY OF WELL-REGARDED SCHOOLS

Winkworth

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See things differently



AT A GLANCE

- Extended Family Home
- Four Bedrooms
- Open-Plan Kitchen/Breakfast Room
- Dining Room/Family Room
- Front Aspect Living Room
- Utility Room/WC
- Family Bathroom
- En-Suite Shower Room
- Garden approx. 80ft
- Off Street Parking
- Close to Cheam Park Farm Primary & Cheam High School

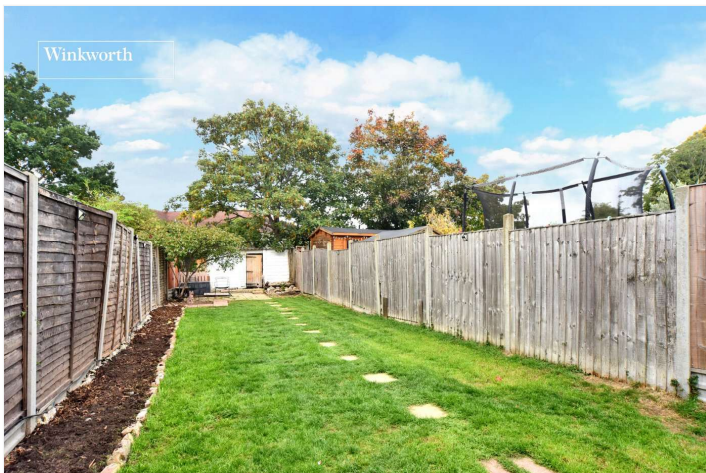
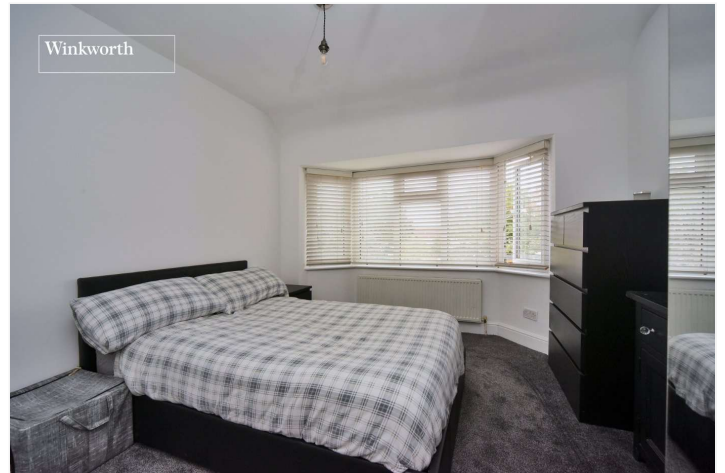
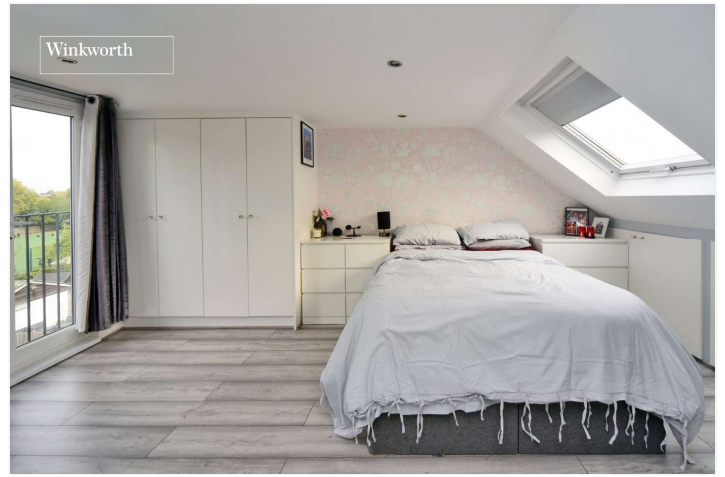
DESCRIPTION

Situated within easy reach of the ever-popular Cheam Park Farm Primary Academy and Cheam High School, this lovely family home features a recently renovated open-plan kitchen breakfast room, four bedrooms and an 80ft approx. rear garden.

The property is within easy reach of North Cheam and Cheam Village, both providing an array of shops, restaurants and amenities including Cheam Leisure Centre and Nonsuch/Cheam Parks. Commuters requiring quick and easy access into London have the choice of train stations at West Sutton, Sutton Common, Cheam and Worcester Park as well as a variety of bus routes towards Kingston and Morden, with the latter having a Northern Line underground station.

The accommodation on the ground floor consists of a useful entrance porch, a spacious hallway with storage cupboards, a utility room/WC, a front aspect living room with feature fireplace and large bay window, a family/dining room and a beautifully designed kitchen with a breakfast bar and double doors onto the rear garden. Upstairs, on the first floor, there are two well-proportioned double bedrooms, a third single bedroom and the family bathroom. On the second floor, the principal bedroom features plenty of eave's storage, fitted wardrobes, an en-suite shower room and Juliet balcony.

Externally, the circa 80ft rear garden is high fence enclosed offering privacy and includes a large patio area ideal for outside socialising whilst to the front, the driveway provides off street parking.



ACCOMMODATION

Entrance Hall

Living Room - 13'6" x 11'9" max (4.11m x 3.58m max)

Family Room - 11'8" x 11'1" max (3.56m x 3.38m max)

Kitchen/Dining Room - 16'10" x 8'10" max (5.13m x 2.7m max)

Utility Room/WC - 7'7" x 6'1" max (2.3m x 1.85m max)

Bedroom - 13'8" x 11'9" max (4.17m x 3.58m max)

Bedroom - 12'7" x 10'5" max (3.84m x 3.18m max)

Bedroom - 7'9" x 6'2" max (2.36m x 1.88m max)

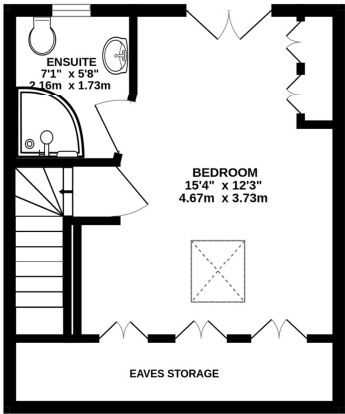
Family Bathroom - 7' x 6'11" max (2.13m x 2.1m max)

Bedroom - 15'4" x 12'3" max (4.67m x 3.73m max)

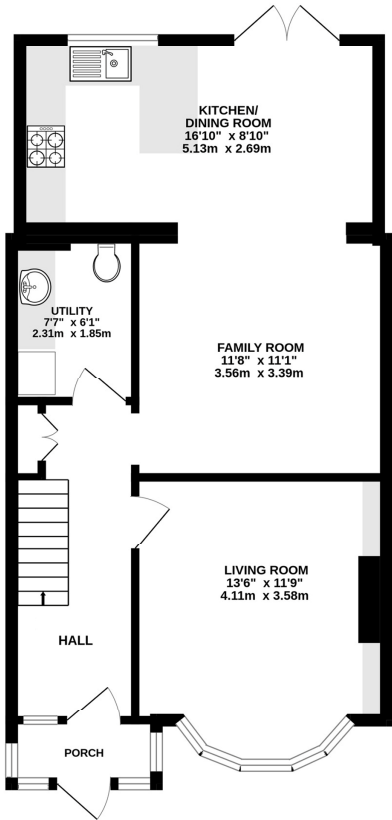
En-Suite Shower Room - 7'1" x 5'8" max (2.16m x 1.73m max)

Garden - Approx. 80ft

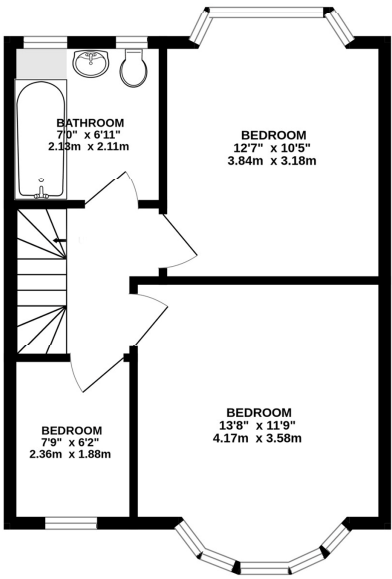
Windsor Avenue, Cheam SM3 9RX
INTERNAL FLOOR AREA
(APPROX.) 1290 sq ft/ 120.0 sq m
Garden extends to 80' (24.38m) approx.



SECOND FLOOR



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

