



MULGRAVE ROAD, CHEAM, SUTTON, SM2
£725,000 FREEHOLD

A LOVELY THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME FEATURING A SOUTH FACING REAR GARDEN LOCATED WITHIN WALKING DISTANCE OF CHEAM VILLAGE

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

- 3 Double Bedrooms
- Large Living Room
- Spacious Dining Room
- Modern Fitted Kitchen
- Bathroom with Separate WC
- Approx. 80ft South Facing Rear Garden
- Off Street Parking on Drive
- Close to Cheam Station
- Council Tax Band E
- EPC Rating D

DESCRIPTION

A three double bedroom, semi-detached family home featuring modern well-presented décor throughout, large room sizes, a long garden and a convenient location within easy reach of Cheam Village and Sutton. Both town centres have train stations serving London Victoria and London Bridge, with Thameslink also available at Sutton. The local area is highly sought after for its education facilities which include well-regarded state and grammar schools.

The handsome frontage of the house provides attractive kerb appeal, with mature planting surrounding the large driveway. Once inside, the house continues with a spacious reception hall with beautiful parquet flooring, a turning staircase and doors to the living room, dining room and kitchen. Upstairs, there are three well-proportioned bedrooms, the family bathroom and a separate WC.

Externally to the rear, the large garden extends to approx. 80ft, is mainly laid to lawn with surrounding trees and shrubs and has a large area of patio reached through the bay French doors in the living room. The front garden provides plenty of off-street parking plus side access to the rear.

Locally, the area offers lots of amenities including shops and restaurants at Cheam Village and Sutton, parkland including the historic Nonsuch Park, leisure centres and tennis/cricket clubs, train services into central London, the A217 linking the M25, bus services including an express service to Heathrow and excellent schools including Nonsuch High School for Girls and Sutton Grammar School for Boys.



ACCOMMODATION

Entrance Hall

Living Room - 14'1" x 13'4" max (4.3m x 4.06m max)

Dining Room - 13'2" x 10'8" max (4.01m x 3.25m max)

Kitchen - 11'4" x 11'2" max (3.45m x 3.4m max)

Bedroom - 14'1" x 11'6" max (4.3m x 3.5m max)

Bedroom - 11'9" x 10'7" max (3.58m x 3.23m max)

Bedroom - 11'6" x 6'3" max (3.5m x 1.9m max)

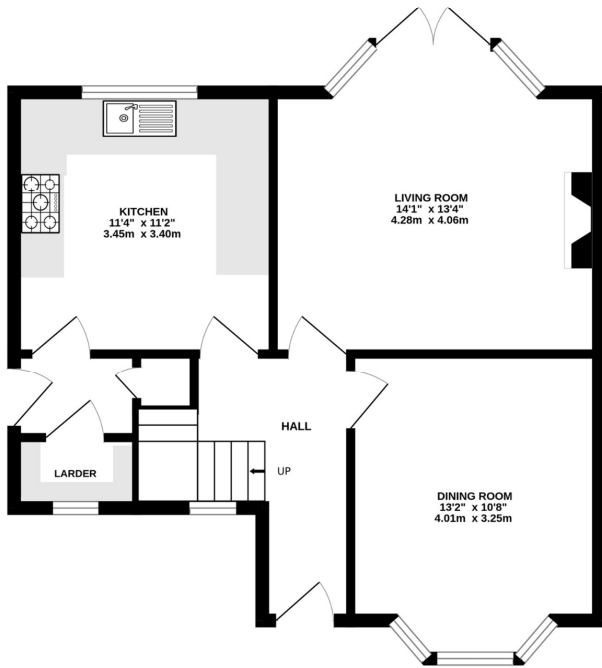
Bathroom - 7'9" x 5'7" max (2.36m x 1.7m max)

Separate WC

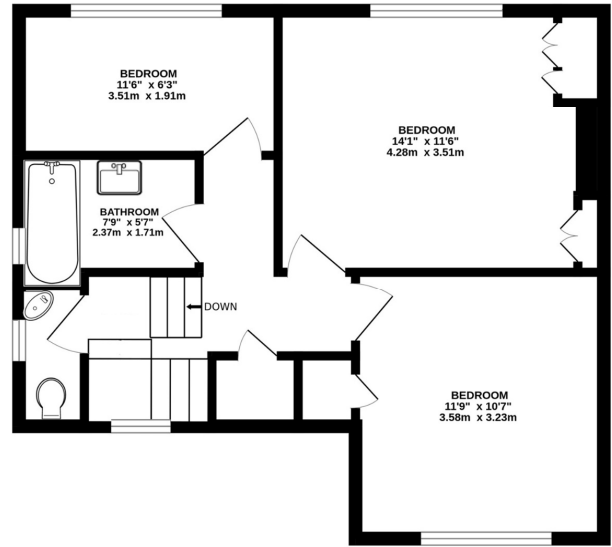
Garden - Approx. 80ft

Off Street Parking

Mulgrave Road, Cheam SM2 6JX
 INTERNAL FLOOR AREA (APPROX.) 1060 sq ft/ 98.4 sq m
 Garden extends to 80' (24.4m) approx.



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 © 2024.

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		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth