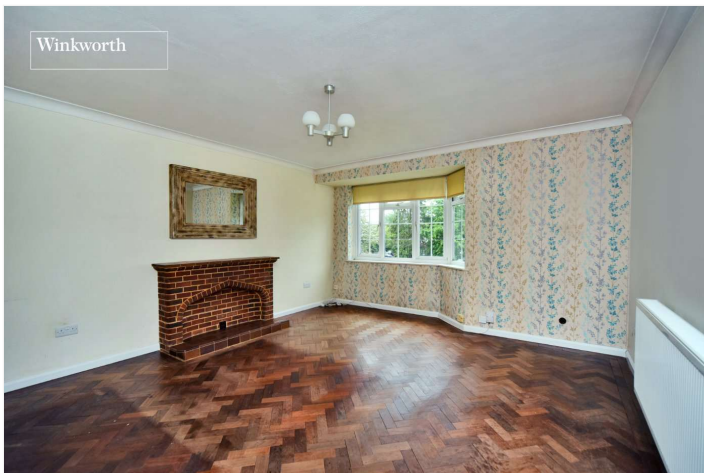


Winkworth



Winkworth



Winkworth



HEMINGFORD ROAD, CHEAM, SUTTON, SM3

£350,000 LEASEHOLD

A SUPERB FIRST FLOOR APARTMENT SET IN A SOUGHT-AFTER BLOCK FEATURING SPACIOUS ROOM SIZES, A GARAGE EN BLOC AND RESIDENT'S PARKING

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See things differently



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AT A GLANCE

- No Onward Chain
- First Floor Spacious Apartment
- Two Double Bedrooms
- Well-Proportioned Living/Dining Room
- Modern Fitted Kitchen
- Spacious Shower Room
- Garage en-bloc
- Easy Reach of Bus Stops
- Well-Regarded Local Schools
- Equidistant of Cheam & Worcester Park

DESCRIPTION

Situated within a highly sought-after purpose-built development in an ultra-convenient location, this lovely and spacious first floor apartment features two double bedrooms, resident's parking, a garage en bloc and a modern fitted kitchen.

The location is ultra convenient for families and commuters, set within easy reach of numerous well-regarded schools, Nonsuch Park, and Cheam Village, North Cheam and Worcester Park high streets, all of which provide a range of amenities including shops, cafés and restaurants. Transport links include Cheam, Stoneleigh, West Sutton and Worcester Park train stations as well as a variety of bus routes towards Epsom, Kingston and Morden, with the latter having an Underground station.

The accommodation comprises a good-sized entrance hall featuring three storage cupboards, a contemporary style fitted kitchen, a well-proportioned living room with a large bay window and plenty of space for a dining table, two double bedrooms and a shower room. Other benefits include parquet flooring mostly throughout the apartment, a feature fireplace in the living room and fitted wardrobes in both bedrooms.

Externally, the shared gardens are well-maintained and the garage en bloc is accessed via a secure gated entrance. Resident's parking plus visitors parking is available with displayed permit.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 15' x 13'6" max (4.57m x 4.11m max)

Kitchen - 10'2" x 8'6" max (3.1m x 2.6m max)

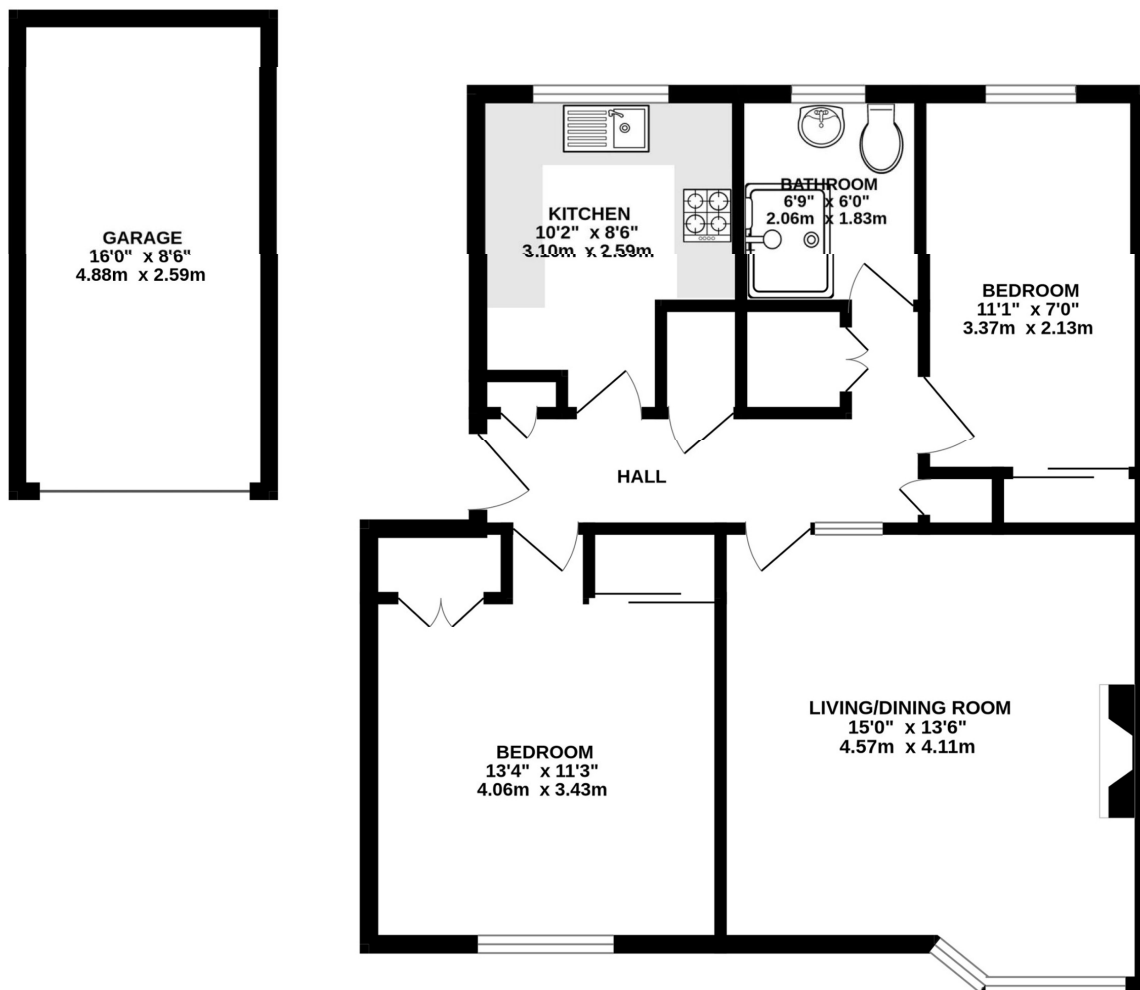
Bedroom - 13'4" x 11'3" max (4.06m x 3.43m max)

Bedroom - 11'1" x 7' max (3.38m x 2.13m max)

Family Shower Room - 6'9" x 6' max (2.06m x 1.83m max)

Garage - 16' x 8'6" max (4.88m x 2.6m max)





FIRST FLOOR FLAT

Hemingford Road, Cheam SM3 8HL
INTERNAL FLOOR AREA (APPROX.) 650 sq ft/ 60.0 sq m
Excluding Garage

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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		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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