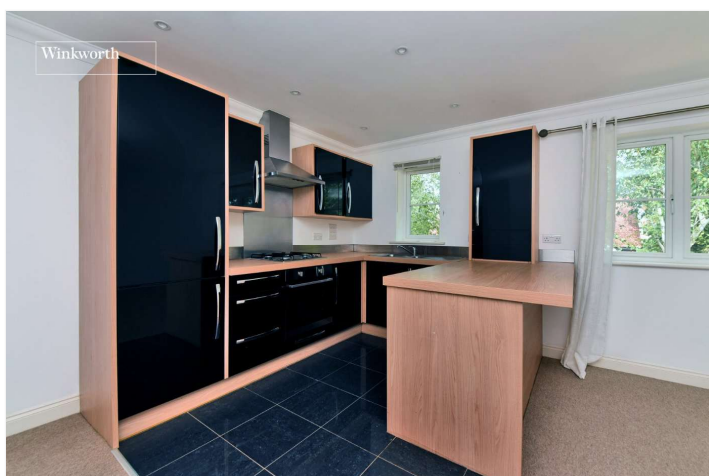




TEGAN CLOSE, SUTTON, SM2
OIEO £300,000 LEASEHOLD

**A SPACIOUS GROUND FLOOR APARTMENT
 BENEFITTING FROM TWO DOUBLE BEDROOMS TWO
 BATHROOMS AND ALLOCATED PARKING**

Winkworth

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

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See things differently



Winkworth

AT A GLANCE

- Ground Floor Spacious Flat
- Contemporary Block of Apartments
- No Onward Chain
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Living/Dining Room/Kitchen
- Large Cupboard to Hallway
- Easy Reach of Cheam Village
- Several Well-Regarded Schools Close by
- Half a Mile Approx. to Cheam Station
- Local Bus Routes to Surrounding Areas

DESCRIPTION

A well-proportioned two double bedroom, two bathroom ground floor apartment, situated within an attractive modern development built circa 2008 and benefitting from allocated parking and no onward chain.

The accommodation extends to approximately 695 sq. ft and begins with an unusually spacious entrance hall, which creates an excellent sense of space and provides useful storage. The principal living area is a bright and generous open-plan kitchen/living/dining room, measuring over 18ft and offering ample space for both comfortable seating and a dining table. The contemporary fitted kitchen features a range of integrated appliances, plentiful storage and a breakfast bar, making the room particularly well suited to modern living.

There are two double bedrooms, with the larger bedroom benefitting from a modern en-suite shower room. A separate family bathroom, fitted with a contemporary white suite, serves the second bedroom and guests.

Externally, Tegan Court forms part of an attractive, well-established development, featuring well-kept communal areas and the benefit of allocated parking.

The location is particularly convenient for commuters, with Cheam train station approximately half a mile away, while Sutton and Belmont stations are also within easy reach. Sutton and Cheam offer an excellent selection of shops, restaurants and everyday amenities. Families are also well catered for, with nearby schools including Avenue Primary Academy and Overton Grange School, alongside several highly regarded schools throughout the wider Sutton area.



ACCOMMODATION

Entrance Hall

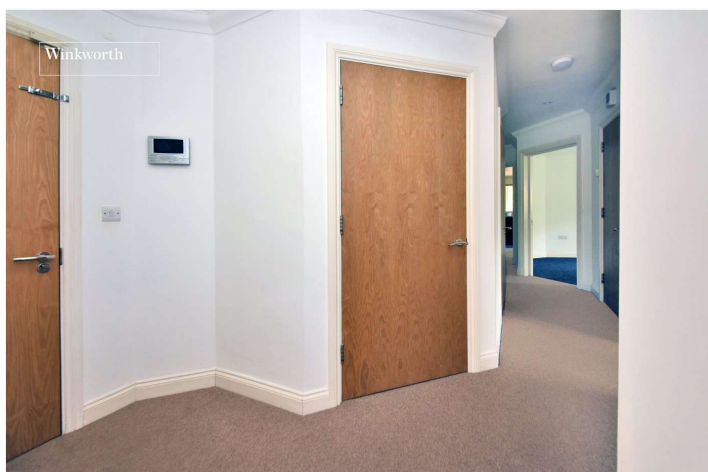
Living/Dining Room/Kitchen - 18'2" x 17'7" max (5.54m x 5.36m max)

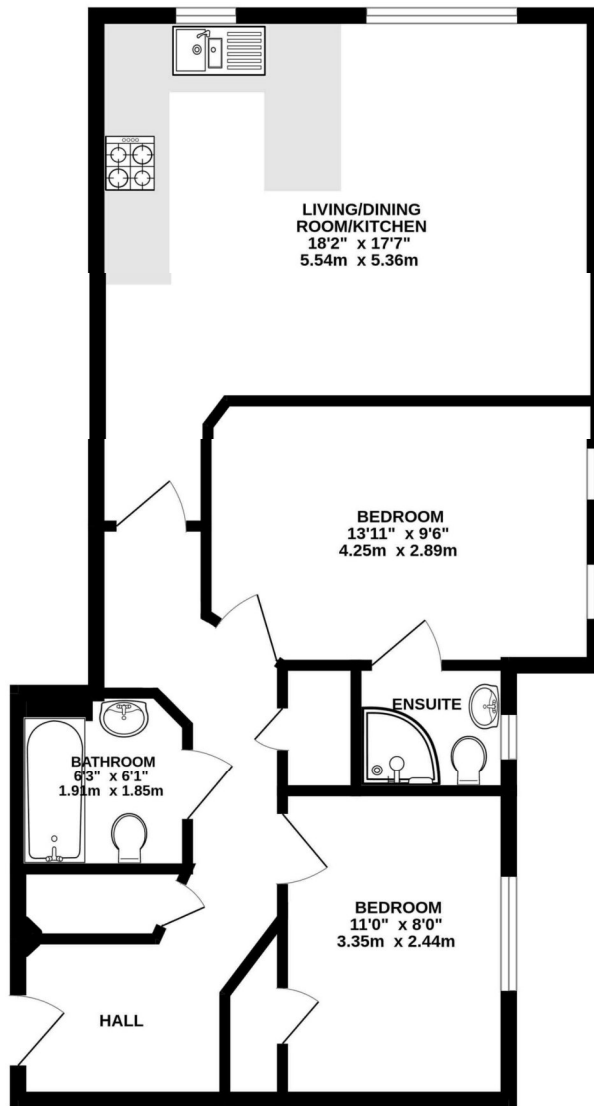
Bedroom - 13'11" x 9'6" max (4.24m x 2.9m max)

En-Suite Shower/WC

Bedroom - 11' x 8' max (3.35m x 2.44m max)

Bathroom - 6'3" x 6'1" max (1.9m x 1.85m max)





GROUND FLOOR FLAT

Tegan Close, Sutton SM2 6GS
INTERNAL FLOOR AREA (APPROX.) 695 sq ft/ 64.6 sq m

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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 © 2026.

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

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