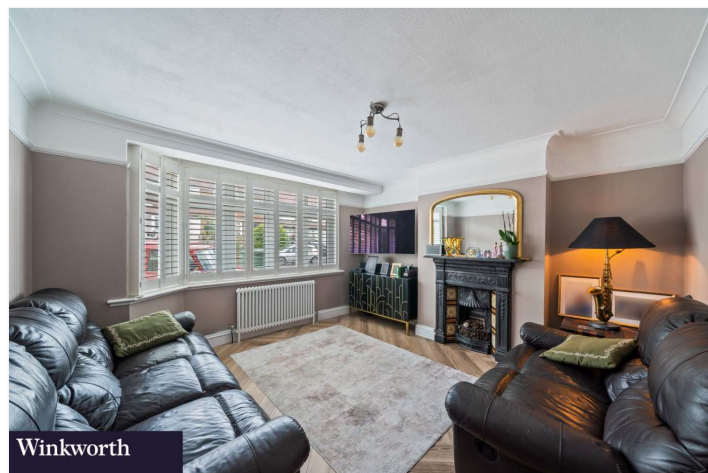




KINGSDOWN ROAD, CHEAM, SUTTON, SM3
OFFERS OVER £775,000 FREEHOLD

A BEAUTIFULLY EXTENDED FOUR-BEDROOM FAMILY HOME WITH SPACIOUS LIVING AREAS, LANDSCAPED GARDEN AND SCANDINAVIAN-STYLE BBQ HOUSE

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See things differently



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AT A GLANCE

- ****Vendor Suited****
- Beautifully Presented Family Home
- Four Bedrooms
- Spacious Reception Room
- Stunning Kitchen
- Open-Plan Dining/Family Room
- Utility Room
- Family Bathroom
- Two Shower Rooms
- Vast Rear Garden
- Shared Driveway to Garage
- Off Street Parking to Front

EPC RATING C

DESCRIPTION

Situated in a popular residential road within easy reach of Cheam Village, this beautifully presented and extended family home offers spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living. The ground floor begins with a spacious entrance hall leading to a welcoming front-aspect living room. To the rear is an impressive open-plan kitchen/breakfast room offering excellent space for everyday dining, which flows seamlessly into a generous family room. Thoughtfully arranged with dedicated dining and sofa areas, this creates a wonderfully sociable space for family life and entertaining. A useful utility room and recently refurbished downstairs shower room complete the ground floor.

On the first floor are two well-proportioned double bedrooms, a good-sized single bedroom and a large family bathroom. The second floor has been converted to create a fantastic principal bedroom with its own en-suite shower room, providing an ideal private retreat.

Externally, the landscaped rear garden provides an attractive setting for relaxing and entertaining. A particular highlight is the fantastic Scandinavian-style BBQ house, complete with built-in seating and offering a superb space for year-round socialising.

The location is ideal for families, with Cheam Fields Primary Academy and Cheam High School nearby. Cheam Village offers shops, restaurants, cafés and parkland, while Cheam and West Sutton stations, along with numerous bus routes, provide convenient connections into Central London and surrounding areas.



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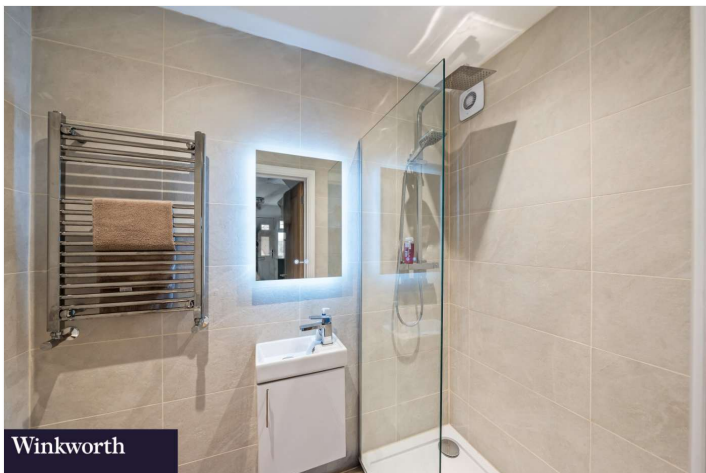
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ACCOMMODATION

Entrance Hall

Reception Room - 12'10" x 12'10" Max (3.9m x 3.9m Max)

Kitchen - 12' x 11'8" Max (3.66m x 3.56m Max)

Dining/Family Room - 9'10" x 17'11" Max (3m x 5.46m Max)

Utility Room

Downstairs Shower Room

Bedroom - 11'1" x 12'3" Max (0.33m x 3.73m Max)

Bedroom - 11'2" x 11'2" Max (3.4m x 3.4m Max)

Bedroom - 8'2" x 6'9" Max (2.5m x 2.06m Max)

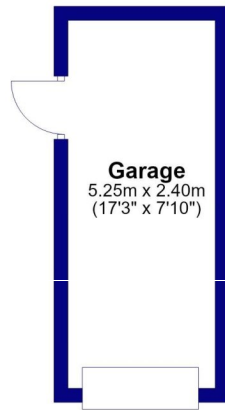
Bedroom - 18'1" x 17'3" Max (5.5m x 5.26m Max)

Family Bathroom

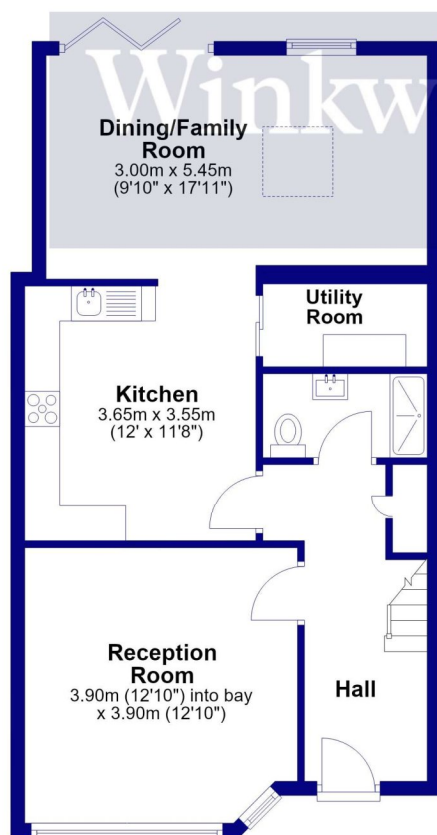
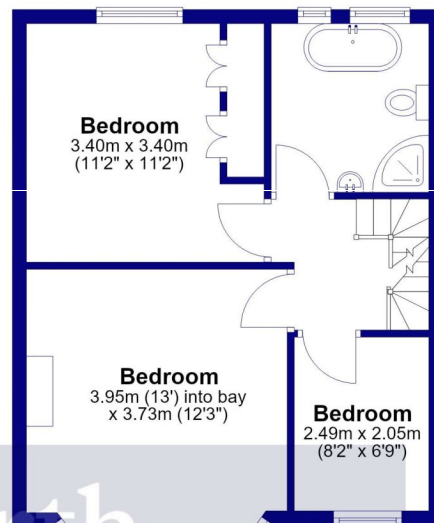
En-Suite Shower Room

Garden

Ground Floor
Main area: approx. 60.7 sq. metres (653.1 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.6 sq. feet)



First Floor
Approx. 41.9 sq. metres (450.9 sq. feet)



Main area: Approx. 131.0 sq. metres (1409.6 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.6 sq. feet)

Second Floor
Approx. 28.4 sq. metres (305.6 sq. feet)



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.

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