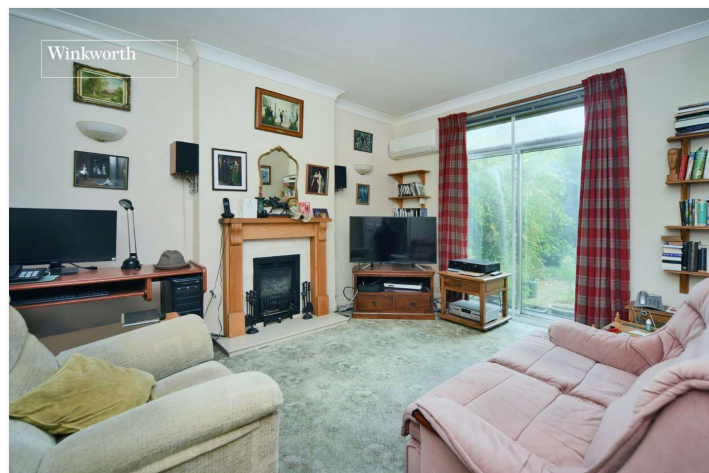
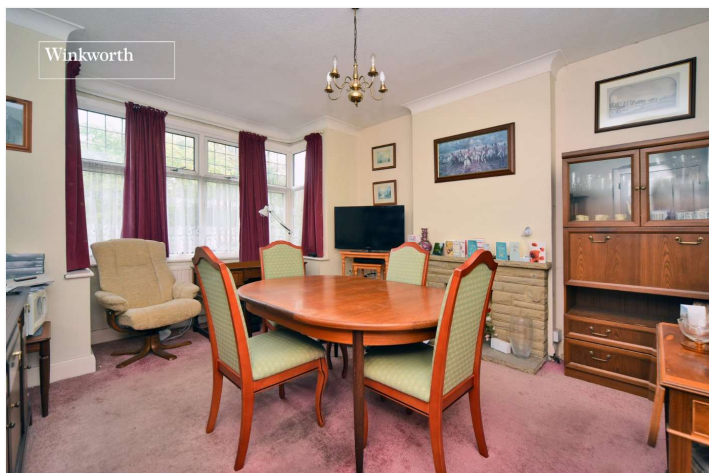




WORDSWORTH DRIVE, CHEAM, SUTTON, SM3

£625,000 FREEHOLD

A WELL-PROPORTIONED FAMILY HOME FEATURING A SOUTH-WESTERLY ASPECT REAR GARDEN SITUATED IN A DESIRABLE LOCATION CLOSE TO A VARIETY OF WELL-REGARDED SCHOOLS

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- Scope for Extension STPP
- Three Bedrooms
- Two Reception Rooms
- Kitchen plus Utility
- Downstairs WC
- Family Bathroom
- Office/Workshop
- Garden approx. 92ft
- Garage
- Driveway

DESCRIPTION

Situated in a desirable location, within proximity to several highly regarded schools, Cheam Village and Cheam Park, this well-proportioned semi-detached family home provides the new owner with scope for extension subject to the usual consents and benefits from a south-westerly aspect rear garden.

The accommodation comprises a good-sized entrance hall, a front aspect living room with large bay window, a dining room with double doors onto the rear garden, a kitchen with utility area and downstairs cloakroom, two well-proportioned double bedrooms, a third single bedroom and a family bathroom with separate WC.

Externally, the rear garden extends to approx. 92ft and is surrounded by mature trees, offering exceptional privacy and a leafy outlook. The garden also benefits from a detached garage and a versatile outbuilding located at the far end, ideal for storage or a home office. To the front, the driveway provides off street parking and gives access to the shared path to the garage.

Locally, Cheam Village provides a variety of shops, restaurants, cafés and transport links, such as Cheam train station which provides excellent services to Central London as well as bus routes to surrounding areas including Morden with its Northern Line. Families seeking well-regarded education have the choice of many schools including Nonsuch High School for Girls, Cheam High School and Cheam Fields Primary School.



ACCOMMODATION

Entrance Hall

Living Room - 13'2" x 11'6" max (4.01m x 3.5m max)

Dining Room - 14'6" x 12'6" max (4.42m x 3.8m max)

Kitchen - 9'3" x 7'6" max (2.82m x 2.29m max)

Utility Room

Downstairs WC

Bedroom - 15' x 12'8" max (4.57m x 3.86m max)

Bedroom - 13'1" x 12'4" max (4m x 3.76m max)

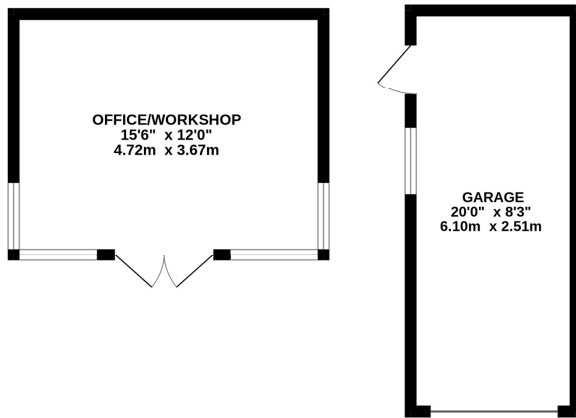
Bedroom - 8'5" x 7' max (2.57m x 2.13m max)

Bathroom - 6'10" x 6' max (2.08m x 1.83m max)

Office/Workshop - 15'6" x 12' max (4.72m x 3.66m max)

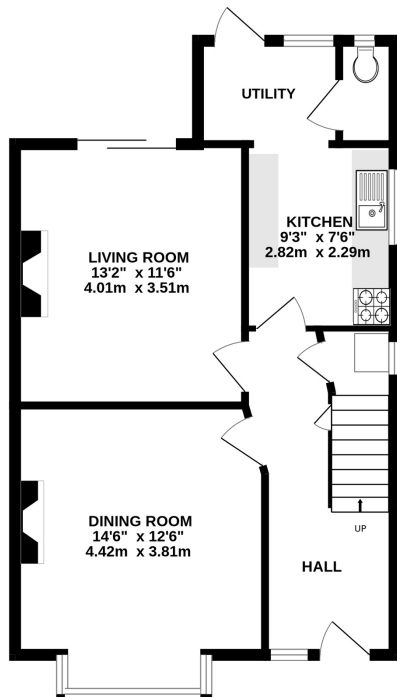
Garden - Approx. 92ft

Garage - 20' x 8'3" max (6.1m x 2.51m max)

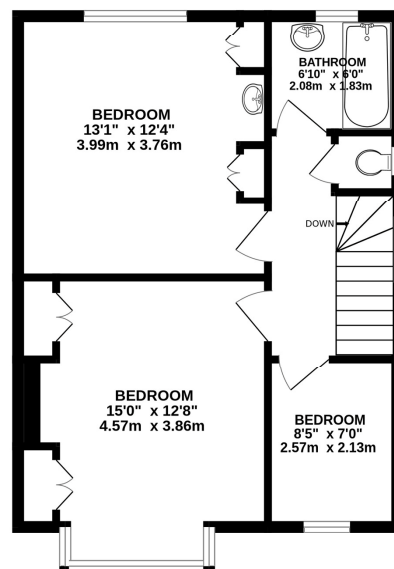


**Wordsworth Road,
Cheam SM3 8HE**

INTERNAL FLOOR AREA
(APPROX.) 1050 sq ft/ 97.5 sq m
Including Garage and Outbuilding
(Approx.) 1405 sq ft/ 130.5 sq m
Garden extends to 92' (28.0m) 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 © 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		73 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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