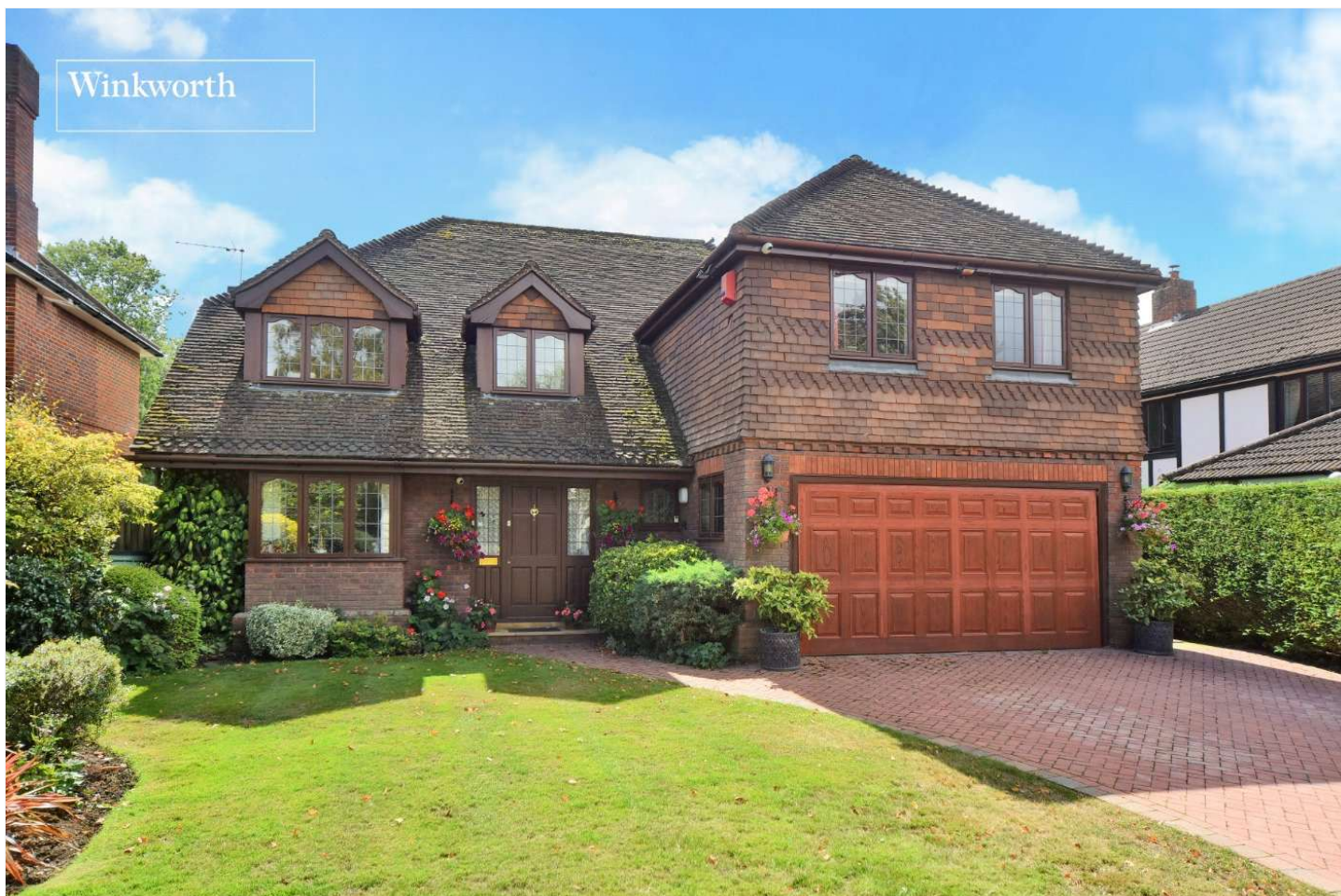
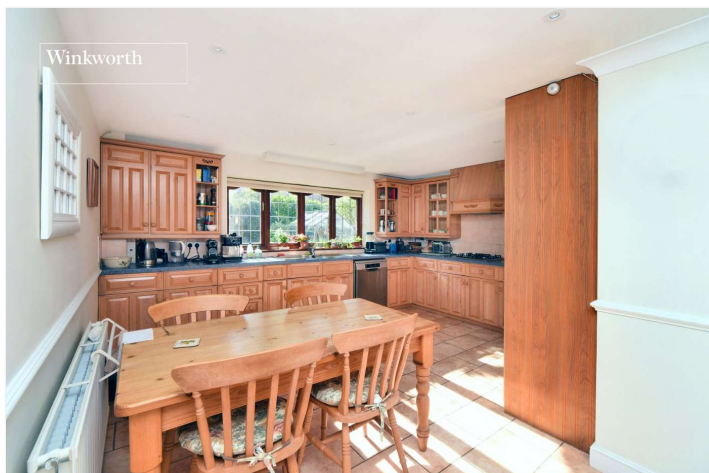
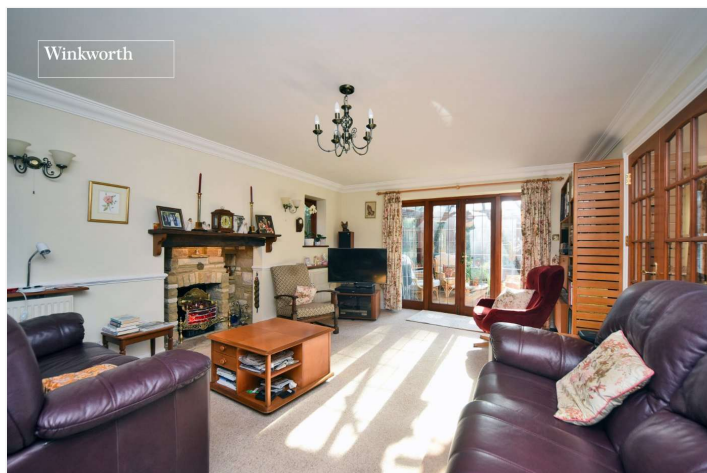




Winkworth



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WARREN AVENUE, CHEAM, SUTTON, SM2

£1,600,000 FREEHOLD

AN ATTRACTIVE FAMILY HOME LOCATED IN A SOUGHT-AFTER ROAD IN SOUTH CHEAM FEATURING APPROX. 3230 SQ. FT OF ACCOMMODATION

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See things differently



AT A GLANCE

- Vendor Suited
- Sought-After Location
- Five Double Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom/WC
- Large Loft Room
- Southerly Aspect Rear Garden
- Large Frontage
- Scope To Extend STPP

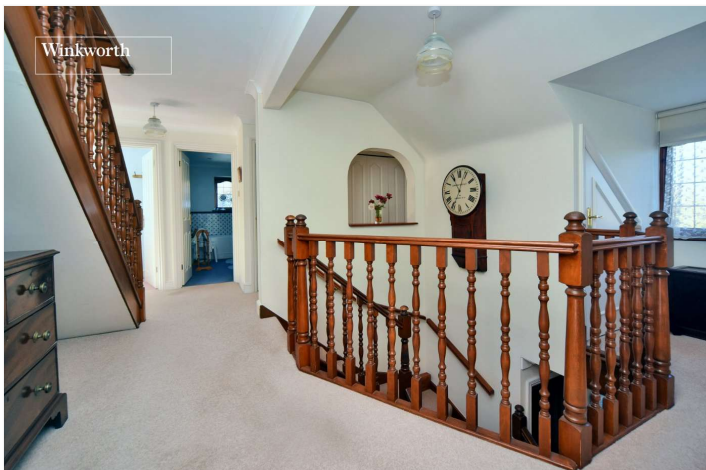
DESCRIPTION

A substantial five-bedroom, three-bathroom home perfectly positioned in a highly sought after road, just a mile from Cheam train station offering frequent services into London Bridge and Victoria. With a warm, welcoming feel and large room sizes throughout, the property balances comfort with convenience and is ideal for modern family life.

The accommodation on the ground floor starts with an impressive reception hall with attractive turning staircase and continues with two well-proportioned reception rooms, a conservatory overlooking the garden and a large kitchen/breakfast room with space for dining and an adjoining utility room. A study and a cloakroom/WC, both set off the hall, complete the downstairs living space. On the first floor there are five spacious bedrooms, two en-suite bathrooms and the family bathroom. Finally, the second floor is reached by a staircase and provides a loft room and plenty of storage.

Externally, the southerly aspect rear garden is a manageable size being mainly laid to patio and lawn with mature trees and shrubs. To the front, the drive provides plenty of space for parking and access to the double garage.

Locally, the area offers a wide range of amenities for both families and commuters, including Cheam Village with its well-stocked high street of shops and restaurants, several train stations providing direct services into central London and well-regarded education facilities which include sought after independent, state and grammar schools.



ACCOMMODATION

Reception Hall

Living Room - 21'2" x 13' max (6.45m x 3.96m max)

Conservatory - 11'11" x 10'4" max (3.63m x 3.15m max)

Dining Room - 13'11" x 10'4" max (4.24m x 3.15m max)

Kitchen/Breakfast Room - 20' x 16'8" max (6.1m x 5.08m max)

Utility Room - 7'6" x 7'2" max (2.29m x 2.18m max)

Study - 10'7" x 10'2" max (3.23m x 3.1m max)

Cloakroom/WC

Bedroom - 17' x 11'9" max (5.18m x 3.58m max)

En-Suite - 10'5" x 6'7" max (3.18m x 2m max)

Bedroom - 16'5" x 11'4" max (5m x 3.45m max)

En-Suite - 10'10" x 6'6" max (3.3m x 1.98m max)

Bedroom - 13'1" x 10'10" max (4m x 3.3m max)

Bedroom - 11'8" x 10'4" max (3.56m x 3.15m max)

Bedroom - 10'6" x 9'1" max (3.2m x 2.77m max)

Family Bathroom - 10'10" x 6' max (3.3m x 1.83m max)

Bedroom/Games Room - 28'2" x 13'8" max (8.59m x 4.17m max)

Loft Storage

Garden - Aprox. 33ft

Double Garage - 18'9" x 16'8" max (5.72m x 5.08m max)

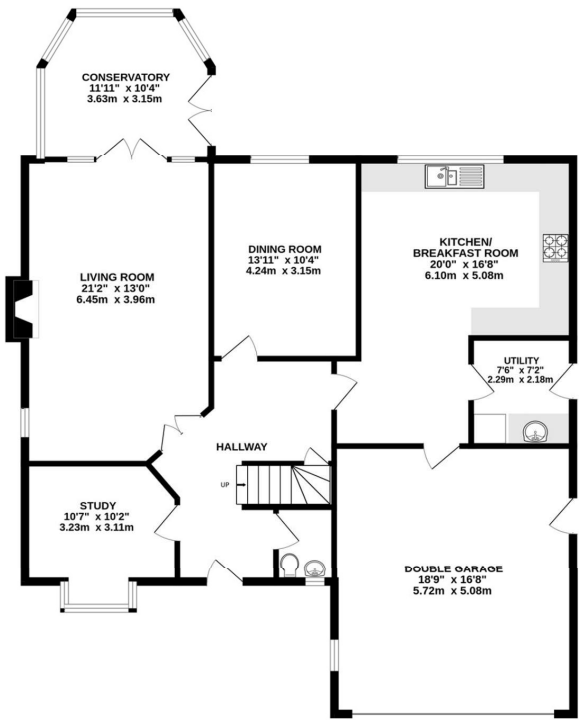
Warren Avenue, Cheam SM2 7QL

INTERNAL FLOOR AREA (APPROX.) 3230 sq ft/ 300.0 sq m

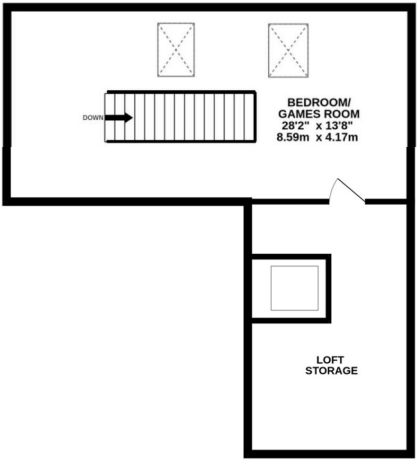
Including Loft Storage

Front Garden extends to 53' (16.15m) approx.

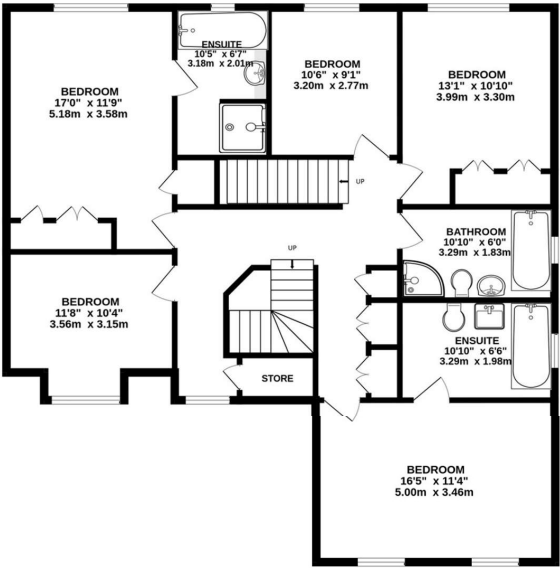
Rear Garden to 33' (10.06m) approx.



GROUND FLOOR



SECOND 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		
55-68	D	70 C	76 C
39-54	E		
21-38	F		
1-20	G		

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