

**FIELDSEND ROAD, CHEAM, SUTTON, SM3**  
**£575,000 FREEHOLD**

**A FOUR BEDROOM SEMI-DETACHED FAMILY HOME  
 SITUATED CLOSE TO CHEAM VILLAGE AND SEVERAL  
 WELL-REGARDED SCHOOLS**

**Winkworth**

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## AT A GLANCE

- No Onward Chain
- Four Bedrooms
- Living Room
- Dining Room
- Downstairs Shower Room/WC
- Upstairs Family Bathroom
- Garden approx. 40ft
- Half a Mile from Cheam Village
- Local Trains into London
- Nonsuch High School for Girls

## DESCRIPTION

Situated in a sought-after location close to Cheam Village and Cheam Park, this spacious semi-detached family home offers four bedrooms, two bathrooms, and potential for further extension, subject to the usual consents.

The property benefits from its proximity to a vibrant high street offering a variety of shops, restaurants, bars, and green open spaces, including the beautiful Nonsuch Park. The area is ideal for families and commuters alike, with several highly regarded schools nearby, including Cheam Fields Primary Academy, St Dunstan's C of E Primary School, Cheam High School, and Nonsuch High School for Girls.

Transport links are excellent, with Cheam and West Sutton train stations providing fast and frequent services into Central London. There are also convenient bus routes connecting to surrounding areas such as Kingston, Sutton, and Heathrow.

The ground floor accommodation comprises a spacious entrance hallway, a bright front-aspect living room, and a dining room that flows into a modern fitted kitchen. There is also a versatile downstairs bedroom or office, along with a shower room and WC, providing flexibility for multi-generational living or home working.

Upstairs, the property offers two generously sized double bedrooms, a third single bedroom, and a family bathroom, all well-presented and filled with natural light.

Externally, the rear garden is enclosed by high fencing for privacy and features a decked area, ideal for outdoor dining and entertaining. To the front, a private driveway provides ample off-street parking.

This property is offered with no onward chain.



## ACCOMMODATION

### Entrance Hall

**Living Room** - 12'8" x 11' max (3.86m x 3.35m max)

**Dining Room** - 11'4" x 10'3" max (3.45m x 3.12m max)

**Kitchen** - 9'4" x 6'8" max (2.84m x 2.03m max)

**Downstairs Bedroom** - 17'2" x 5'10" max (5.23m x 1.78m max)

**Downstairs Shower Room/WC** - 8'9" x 5'10" max (2.67m x 1.78m max)

**Bedroom** - 13'1" x 10'8" max (4m x 3.25m max)

**Bedroom** - 11' x 10'8" max (3.35m x 3.25m max)

**Bedroom** - 7'6" x 6' max (2.29m x 1.83m max)

**Family Bathroom** - 8'9" x 6' max (2.67m x 1.83m max)

**Garden** - Approx. 40ft

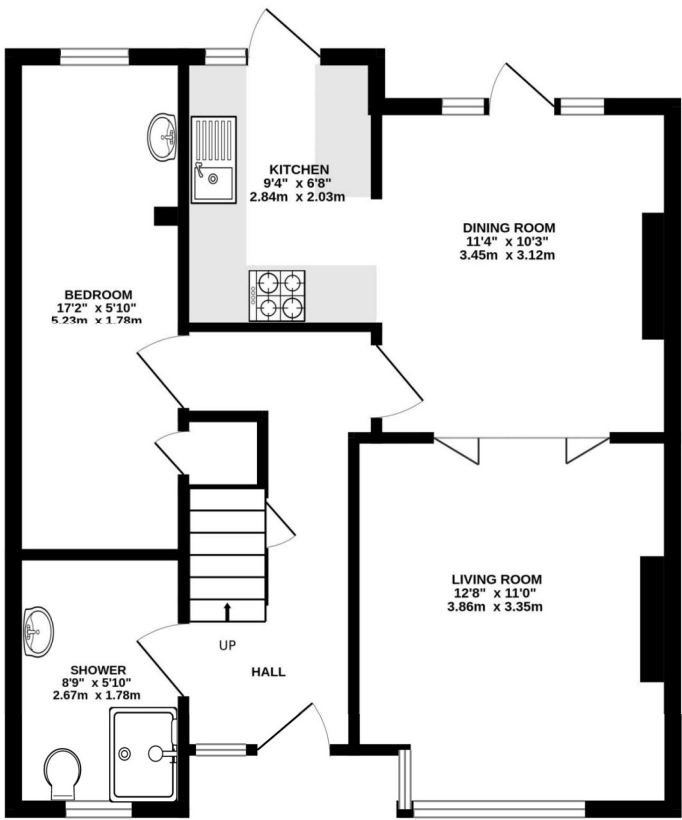
**Off Street Parking on Drive**



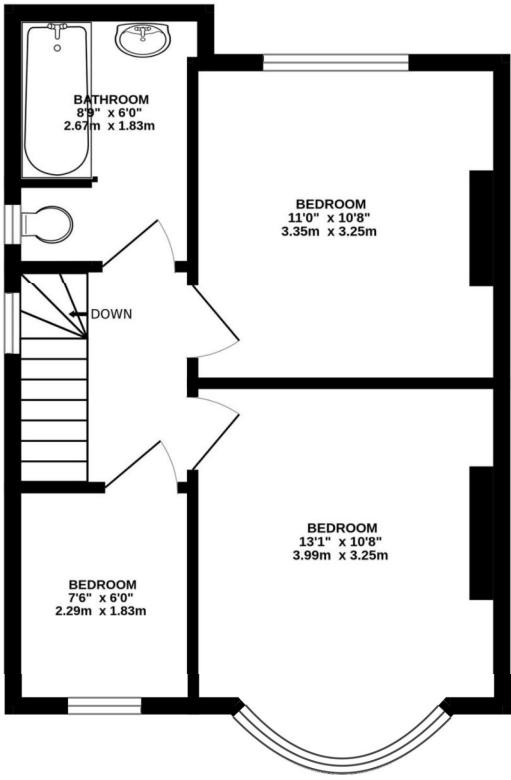
Fieldsend Road, Cheam SM3 8NR

INTERNAL FLOOR AREA (APPROX.) 980 sq ft/ 91.0 sq m

Garden extends to 40' (12.19m) approx.



GROUND FLOOR



FIRST FLOOR

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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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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