

WICKHAM AVENUE, CHEAM, SUTTON, SM3
£825,000 FREEHOLD

A WONDERFUL FAMILY HOME LOCATED ON A SOUGHT-AFTER ROAD FEATURING WELL-PROPORTIONED ROOM SIZES AND A 148FT APPROX. REAR GARDEN

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AT A GLANCE

- Spacious Family Home
- 148ft Circa Rear Garden
- 4 Good Sized Bedrooms
- Large Living Room
- Extended Dining/Family Room
- Modern Fitted Kitchen
- Utility Room plus Downstairs WC
- Family Shower Room/WC
- OSP on Drive and Double Length Garage
- Close to Cheam High School
- Buses to Cheam, Sutton and Kingston
- Council Tax Band F
- EPC Rating D

DESCRIPTION

Guide Price £825,000 - £850,000

Situated in a highly sought-after road, within close proximity to the picturesque Nonsuch Park, this wonderful family home features spacious room sizes throughout, off street parking for several cars and a beautifully maintained 148ft approx. rear garden.

The property is located within easy reach of Cheam Village, North Cheam and Worcester Park, all of which provide a range of shops, restaurants, cafes and amenities such as leisure centres, gyms and parkland. Commuters will have the choice of train stations at Cheam, Worcester Park and Stoneleigh as well as a variety of bus routes towards Epsom, Kingston and Morden, with the latter having an Underground station. Numerous well-regarded schools are nearby including St Dunstan's Cheam CofE Primary School, Cheam Park Farm Primary Academy, Cheam High School and Nonsuch High School for Girls.

The accommodation to the ground floor comprises an entrance porch, a spacious hallway, a front aspect living room with large bay window and feature fireplace, an extended dining room/family room with double doors onto the rear garden and a modernised kitchen with utility room and downstairs cloakroom/WC. Upstairs, there are four good-sized bedrooms, all featuring fitted wardrobes and the family shower room. There is further scope for extension, subject to the usual planning consents.

Externally, the property boasts a generous 148ft rear garden, offering an ideal space for outdoor enjoyment. The garden is bordered with mature shrubs, providing both privacy and a touch of natural greenery and features a patio area ideal for outside dining as well as a useful storage shed. To the front of the property, the driveway provides off street parking for several cars and gives access to the double length garage.

A must view!



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ACCOMMODATION

Entrance Porch

Entrance Hall

Living Room - 14'2" x 12'5" max (4.32m x 3.78m max)

Dining/Family Room - 21' x 12'10" max (6.4m x 3.9m max)

Kitchen - 15'4" x 8'7" max (4.67m x 2.62m max)

Utility Room - 10'4" x 8'4" max (3.15m x 2.54m max)

Downstairs WC

Bedroom - 13'6" x 12'4" max (4.11m x 3.76m max)

Bedroom - 12'10" x 12' max (3.9m x 3.66m max)

Bedroom - 10'9" x 8'8" max (3.28m x 2.64m max)

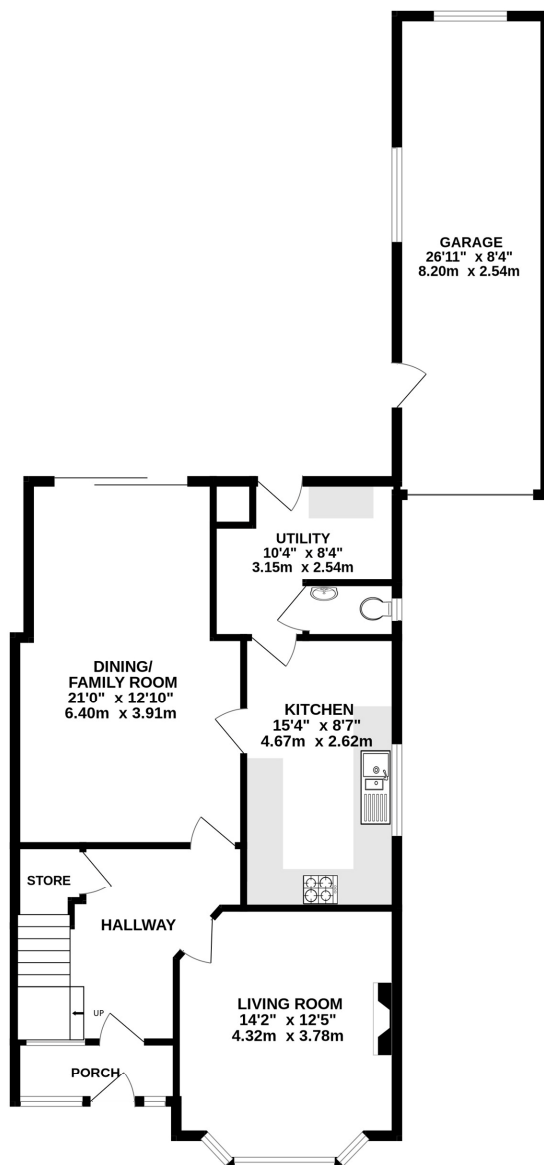
Bedroom - 9' x 8'4" max (2.74m x 2.54m max)

Family Shower Room/WC - 8'4" x 6' max (2.54m x 1.83m max)

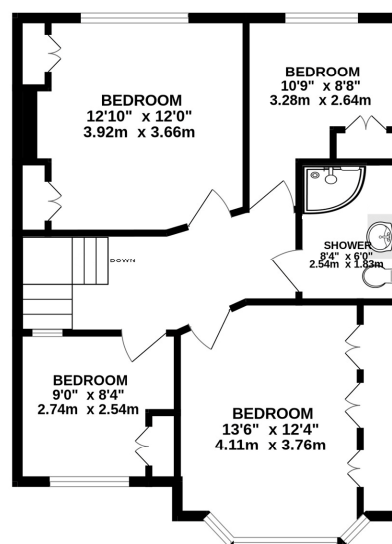
Garden - Approx. 148ft

Garage - 26'11" x 8'4" max (8.2m x 2.54m max)

Driveway



GROUND FLOOR



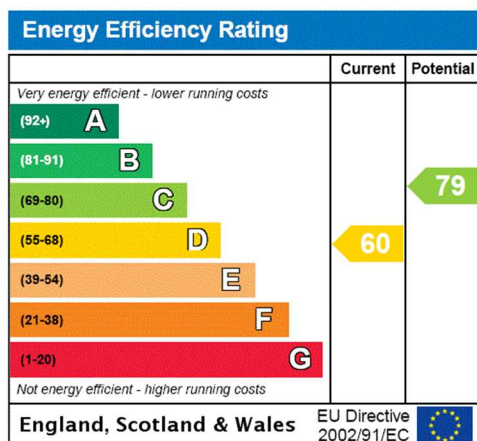
FIRST FLOOR

**Wickham Avenue,
Cheam SM3 8EB**
INTERNAL FLOOR AREA
(APPROX.) 1604 sq ft/ 149.0 sq m
Garden extends to 148' (45.11m) approx.

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