

NORTHEY AVENUE, CHEAM, SUTTON, SURREY, SM2
£750,000 FREEHOLD

**A SUPERB THREE BEDROOM DETACHED FAMILY HOME
 OFFERING SUBSTANTIAL SCOPE FOR EXTENSION STPP
 AND A 100FT SOUTHERLY ASPECT REAR GARDEN**

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- Detached Family Home
- Three Bedrooms
- Living/Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Family Bathroom
- Garden approx. 100ft
- Driveway plus Garage
- Easy Reach of Cheam Village
- Local Trains into Central London
- Well-Regarded Schools

DESCRIPTION

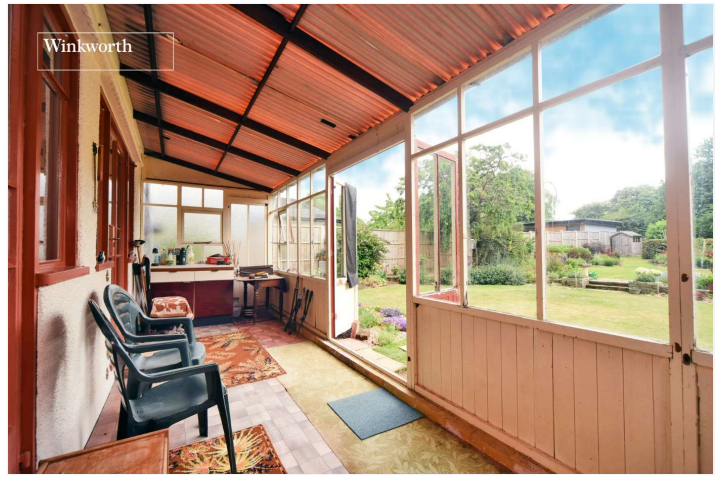
Offering substantial scope for extension subject to the usual consents, this wonderful, detached family home features a Southerly aspect circa 100ft rear garden, a large frontage and is situated in a popular location close to Cheam Village.

The village offers a variety of shops, bars and restaurants as well as picturesque parkland at the historic Nonsuch Park, leisure centres and several highly regarded schools including Cuddington Croft Primary School, St Dunstan's Primary School and the sought after Nonsuch High School for Girls. Commuters will have the choice of Cheam and Ewell East train stations as well as a variety of bus routes towards Sutton, Epsom and Heathrow.

The accommodation to the ground floor comprises a useful entrance porch, a front aspect kitchen-breakfast room, a good-sized living room/dining room and a spacious lean to/conservatory overlooking the rear garden. Upstairs, there are three double bedrooms, a family bathroom and a separate WC.

Externally, the beautifully maintained, high fence enclosed rear garden extends to approximately 100ft and is bordered with lots of mature plants and shrubs. To the front, the driveway offers plenty of off-street parking, gives access to the garage and side access to the rear garden.

No onward chain.



ACCOMMODATION

Entrance Porch

Reception Hall

Living/Dining Room - 21'10" x 11'6" max (6.65m x 3.5m max)

Conservatory - 22' x 6'10" max (6.7m x 2.08m max)

Kitchen/Breakfast Room - 12'2" x 12'2" max (3.7m x 3.7m max)

Bedroom - 12'1" x 9'1" max (3.68m x 2.77m max)

Bedroom - 11'6" x 11'1" max (3.5m x 3.38m max)

Bedroom - 9'9" x 6'5" max (2.97m x 1.96m max)

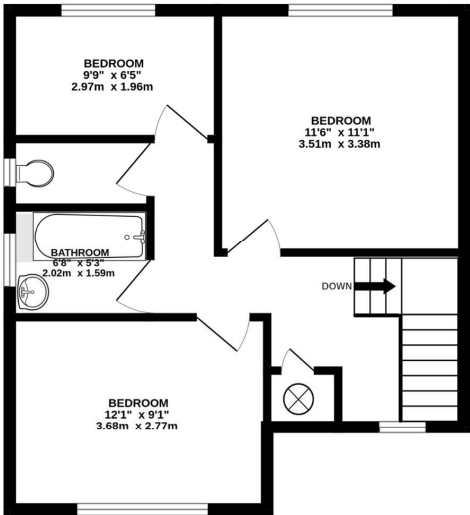
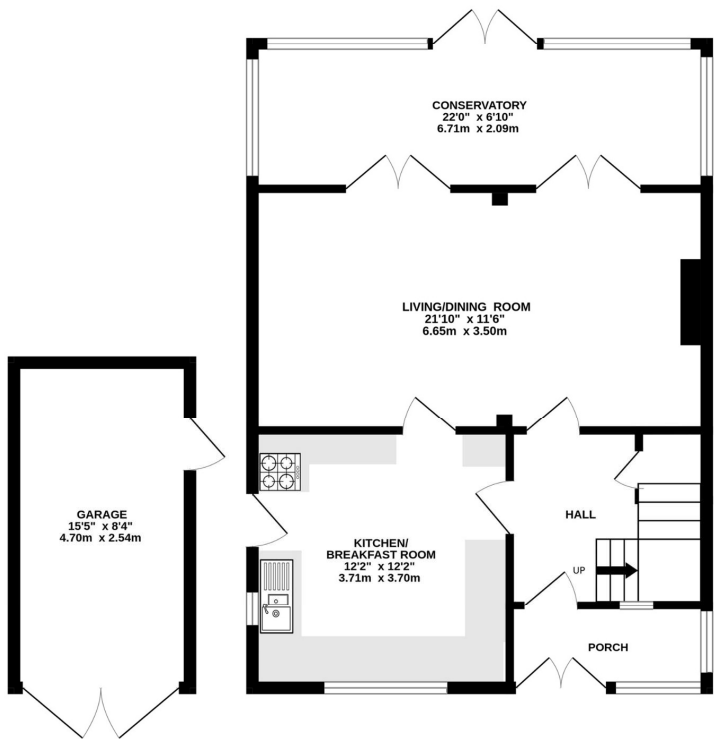
Bathroom - 6'8" x 5'3" max (2.03m x 1.6m max)

Separate WC

Garden - Approx. 100ft

Garage - 15'5" x 8'4" max (4.7m x 2.54m max)

Northey Avenue, Cheam SM2 7HJ
INTERNAL FLOOR AREA
(APPROX.) 1260 sq ft/ 117.0 sq m
Including Garage
Garden extends to 100' (30.48m) approx.



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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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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