



**ST. DUNSTANS HILL, CHEAM, SUTTON, SM1**  
**£550,000 FREEHOLD**

**A LOVELY THREE BEDROOM FAMILY HOME FEATURING AN  
OPEN-PLAN KITCHEN DINER SITUATED CLOSE TO A  
VARIETY OF GOOD SCHOOLS AND TRANSPORT LINKS**

**Winkworth**

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See things differently



## AT A GLANCE

- No Onward Chain
- Well-Presented Family Home
- Three Bedrooms
- Living Room
- Open Plan Kitchen/Dining Room
- Family Bathroom
- Manageable Private Garden
- Garage to Rear
- Off Street Parking in front of Garage
- Close to Cheam Village
- Several Well-Regarded Schools within easy reach

## DESCRIPTION

Ideally situated close to several well-regarded schools, Cheam Village, and a variety of transport links, this lovely end of terrace family home features three bedrooms, a contemporary style open-plan kitchen and a detached garage with off street parking to the rear.

The property is within easy reach of Cheam Village, Sutton town centre and North Cheam, all offering an array of shops, restaurants and amenities. Commuters have the choice of Cheam, West Sutton, and Sutton Common train stations as well as a variety of bus routes towards Sutton, Kingston and Morden, the latter having a Northern Line tube station.

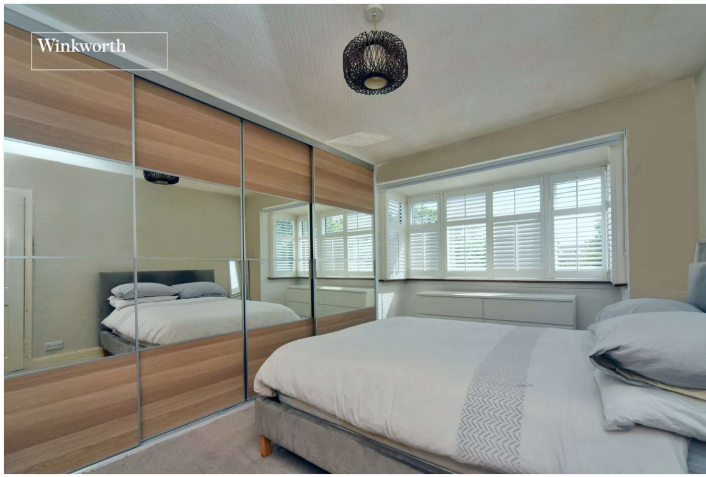
Education in the area is highly regarded and includes grammar schools in the borough. To name a few, Cheam Park Primary Academy, Cheam Fields Primary Academy, Cheam High School, Nonsuch High School for Girls and Sutton Grammar.

The accommodation comprises an entrance hall with useful porch, a front aspect living with room with bay window and feature fireplace, a well-presented open-plan kitchen and dining room, two well-proportioned double bedrooms, a good sized third bedroom and the modern family bathroom. The property offers scope for extension subject to the usual planning consents.

Externally, the rear garden features an area of lawn with a large decking area ideal for outside dining and socialising as well as direct access via gate to the double garage and off-street parking.

No onward chain.





## ACCOMMODATION

### Entrance Hall

**Living Room** - 14'7" x 11'5" max (4.45m x 3.48m max)

**Kitchen/Dining Room** - 18' x 15' max (5.49m x 4.57m max)

**Bedroom** - 14'8" x 11'3" max (4.47m x 3.43m max)

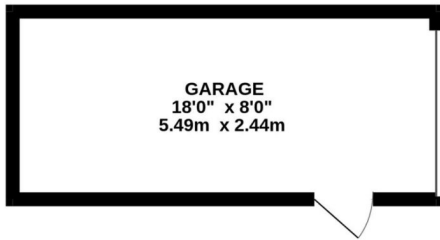
**Bedroom** - 12'7" x 11'1" max (3.84m x 3.38m max)

**Bedroom** - 7'1" x 6'7" max (2.16m x 2m max)

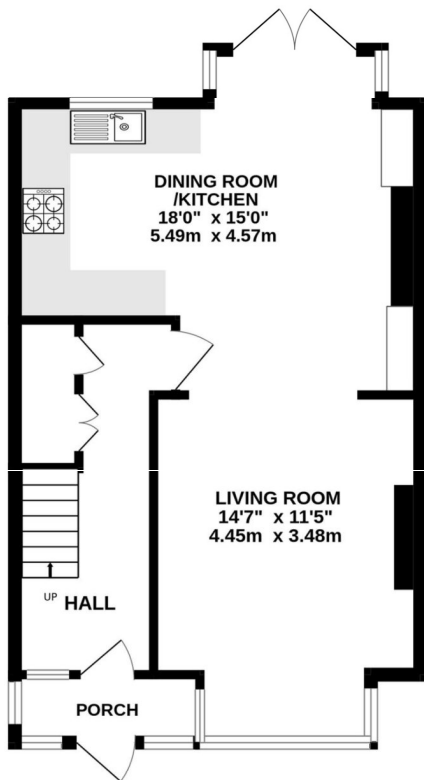
**Bathroom** - 6'4" x 6'2" max (1.93m x 1.88m max)

**Garden** - Approx. 30ft

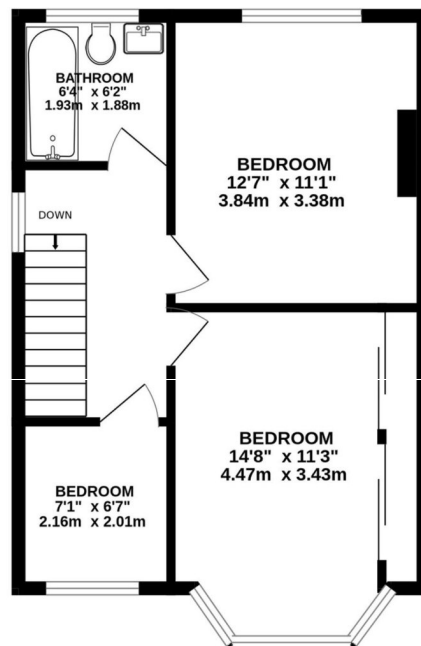
**Garage** - 18' x 8' max (5.49m x 2.44m max)



**St Dunstons Hill, Cheam SM1 2TX**  
INTERNAL FLOOR AREA (APPROX.) 925 sq ft/ 86.0 sq m  
Excluding Garage  
Garden extends to 30' (9.14m) 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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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