



TILEHURST ROAD, CHEAM, SUTTON, SM3

£660,000 FREEHOLD

A STYLISH FOUR BEDROOM CHEAM HOME WITH CONTEMPORARY INTERIORS, PRIVATE PATIO GARDEN, EXCELLENT TRANSPORT LINKS AND ACCESS TO PARKS AND SOUGHT-AFTER SCHOOLS

Winkworth

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AT A GLANCE

- Brand New
- Four Good Sized Bedrooms
- Two Luxury Bathrooms
- Downstairs WC
- Stunning Open Plan Kitchen/Living Room
- Garden plus Patio
- Off Street Parking
- Easy Reach of Cheam Village
- Mainline Station into London
- Nonsuch High Grammar School

DESCRIPTION

A brand new, beautifully finished four-bedroom home arranged over three floors, offering stylish and contemporary accommodation in a highly convenient Cheam setting. Measuring approximately 1,194 sq ft, the property has been thoughtfully designed to provide bright, practical living space ideal for modern family life.

The ground floor is centred around an impressive open-plan kitchen/living room, extending to over 24 ft and finished with elegant herringbone flooring, recessed lighting and a sleek fitted kitchen with integrated appliances. Full-height doors open directly onto a private walled patio garden, creating an excellent space for entertaining and outdoor dining. A ground floor cloakroom adds further practicality.

The first floor provides two well-proportioned bedrooms and a beautifully appointed family bathroom, while the second floor offers two further bedrooms and an additional contemporary shower room, making the layout particularly well suited to families, guests or home working.

Tilehurst Road is well placed for the many shops, cafés, restaurants and amenities of Cheam Village, as well as the open green spaces of Cheam Park and nearby Nonsuch Park. Cheam station provides rail services towards London, while local bus routes and road links offer convenient access to Sutton, Epsom, Worcester Park and surrounding areas.

The area is also highly regarded for schooling, with a choice of well-regarded local primary and secondary schools nearby, together with access to sought-after grammar school options in Sutton and the wider borough. This is a superb opportunity to acquire a newly finished home in a sought after location.



ACCOMMODATION

Living Room/Kitchen - 24'7" x 16'4" max (7.5m x 4.98m max)

Downstairs WC

Bedroom - 12'3" x 10'3" max (3.73m x 3.12m max)

Bedroom - 11'7" x 10'7" max (3.53m x 3.23m max)

First Floor Bathroom

Bedroom - 14'3" x 10'4" max (4.34m x 3.15m max)

Bedroom - 13' x 9'11" max (3.96m x 3.02m max)

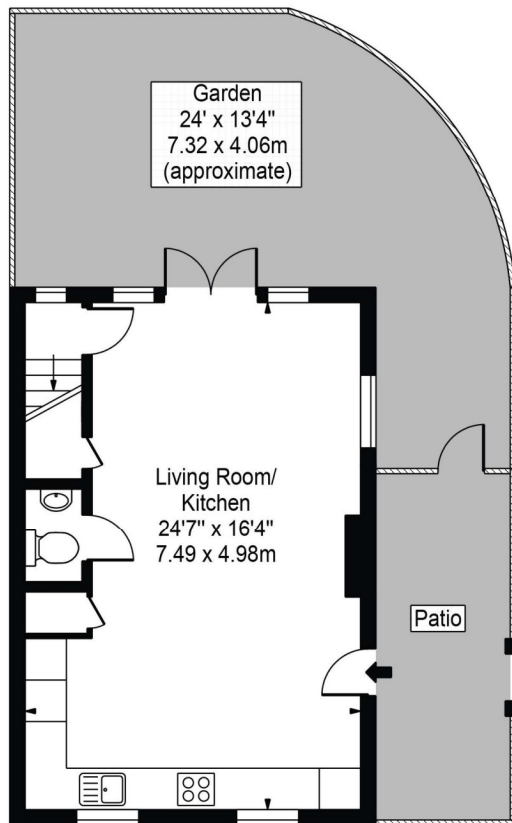
Second Floor Bathroom

Garden - 24' x 13'4" max (7.32m x 4.06m max)

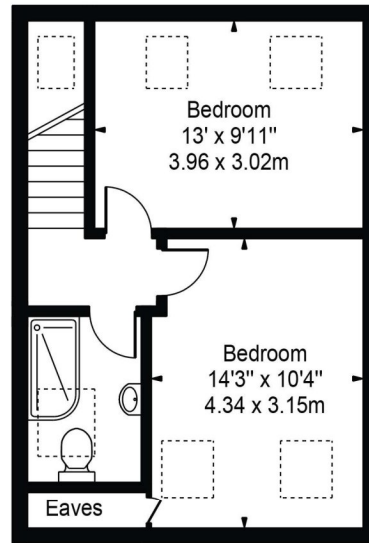
Patio

Tilehurst Road, SM3 8PB

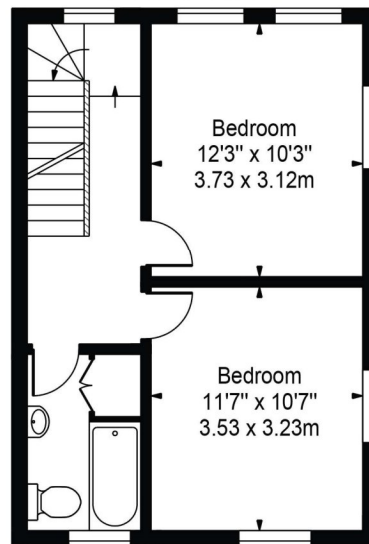
Approx. Gross Internal Area 1194 Sq Ft - 110.93 Sq M



Ground Floor



Second Floor



First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

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	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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