

**STAINES AVENUE, CHEAM, SUTTON, SM3**

**£465,000 FREEHOLD**

**A THREE BEDROOM FAMILY HOME OFFERING SCOPE FOR  
EXTENSION AND IMPROVEMENT STPP SITUATED CLOSE TO  
SEVERAL WELL-REGARDED SCHOOLS**

**Winkworth**

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## AT A GLANCE

- Scope For Extension STPP
- Three Bedrooms
- Living Room
- Dining Room
- Kitchen
- Family Bathroom
- Garden approx. 72ft
- Potential for Driveway (STPP)
- Easy Reach of Cheam High School
- EPC Rating D
- Council Tax Band D

## DESCRIPTION

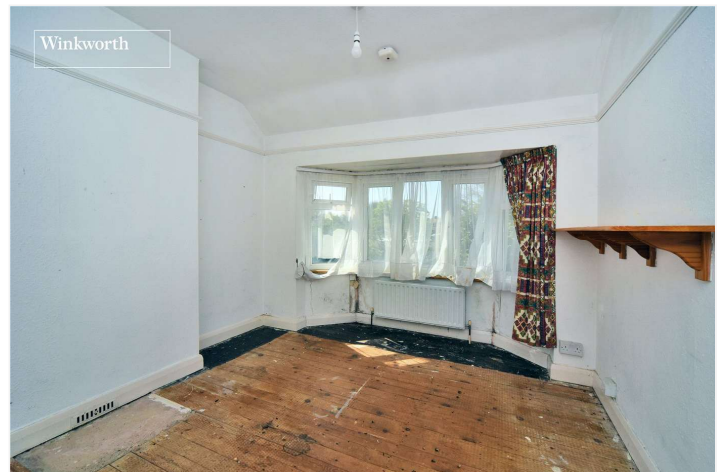
A superb opportunity to purchase a three bedroom family home requiring modernisation and improvement and offering scope for extension subject to the usual consents, located in the highly sought after Park Farm area.

The local area offers an array of amenities at North Cheam high street, Cheam Village and Worcester Park high street and includes restaurants, shops and supermarkets as well as leisure centres and a choice of parkland. Numerous well-regarded schools are within easy reach including Cheam Park Farm Primary Academy, St Cecilia's Catholic Primary School and Cheam High School. Commuters will have the choice of train stations at West Sutton and Sutton Common as well as bus routes towards Epsom, Kingston and Morden, with the latter having an Underground station.

The accommodation comprises an entrance hall, two reception rooms, galley kitchen, two double bedrooms, a third single bedroom and the family bathroom.

Externally, the rear garden extends to approximately 72ft and is high fence enclosed. The front garden is paved for ease of maintenance and could be used as a driveway subject to planning consents.





## ACCOMMODATION

### Entrance Hall

**Front Reception Room** - 13'1" x 11'7" max (4m x 3.53m max)

**Rear Reception Room** - 12'5" x 11' max (3.78m x 3.35m max)

**Kitchen** - 10'9" x 6'2" max (3.28m x 1.88m max)

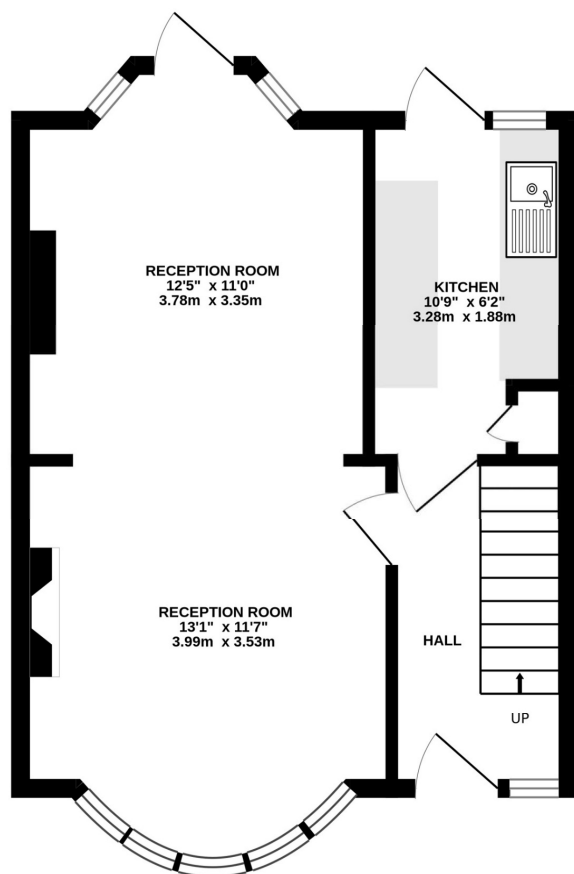
**Bedroom** - 13'5" x 11'3" max (4.1m x 3.43m max)

**Bedroom** - 12'5" x 10'5" max (3.78m x 3.18m max)

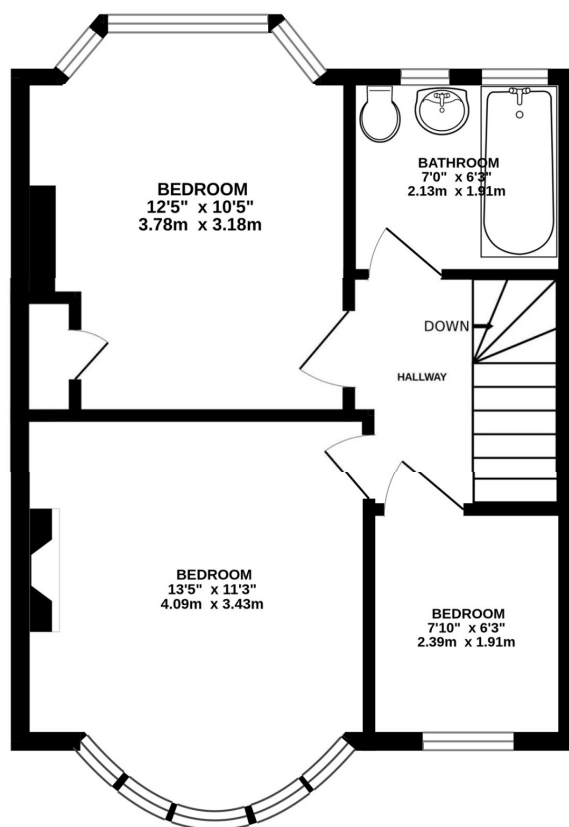
**Bedroom** - 7'10" x 6'3" max (2.4m x 1.9m max)

**Bathroom** - 7' x 6'3" max (2.13m x 1.9m max)

**Garden** - Approx. 72ft



GROUND FLOOR



FIRST FLOOR

### Staines Avenue, Cheam SM39 BQ

INTERNAL FLOOR AREA (APPROX.) 775 sq ft/ 72.0 sq m

Garden extends to 72' (22.0m) 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		
69-80	C		
55-68	D	63 D	82 B
39-54	E		
21-38	F		
1-20	G		

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