

**SANDY LANE, CHEAM, SUTTON, SM2**

**OFFERS OVER £1,000,000 FREEHOLD**

**A WONDERFUL FOUR BEDROOM, DETACHED FAMILY HOME IDEALLY SITUATED APPROX. 0.6MILES WALK FROM CHEAM VILLAGE AND CHEAM TRAIN STATION**

**Winkworth**

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## AT A GLANCE

- No Onward Chain
- Prime Location  
Close to Cheam Village
- Detached Family Home
- Four Bedrooms
- Spacious Living Room
- Kitchen/Breakfast Room
- Dining Room
- Downstairs Shower Room/WC
- Family Bathroom with Separate WC
- Garden approx. 80ft
- Garage plus Store
- 0.6 Mile Walk to Cheam Station

## DESCRIPTION

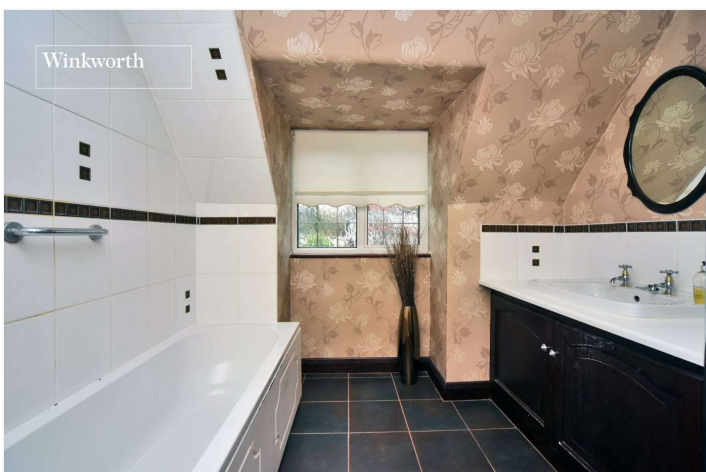
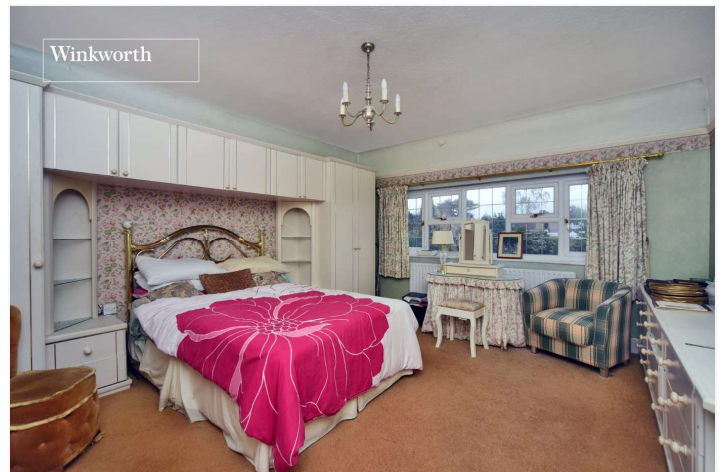
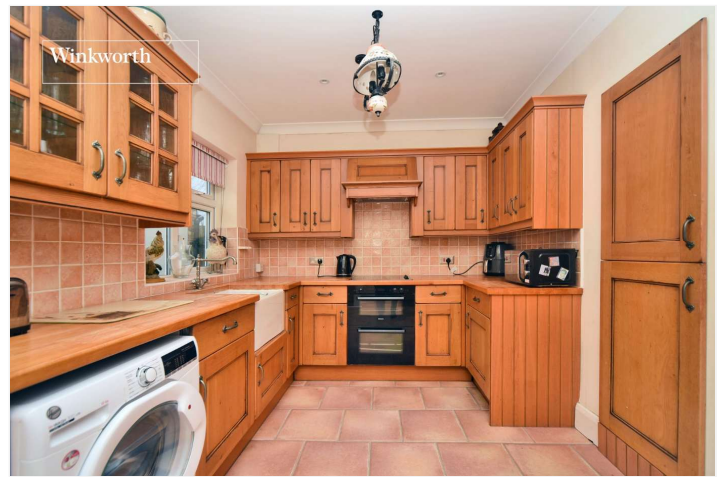
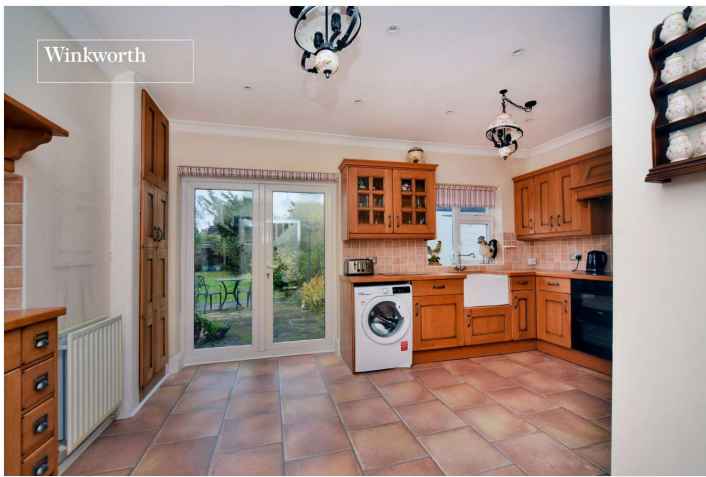
Situated in a prime location, approx. 0.6miles walk from Cheam Village and Cheam train station, this sought-after detached family home features large room sizes throughout, off street parking for several cars and a wonderful westerly aspect circa 80ft rear garden.

The property offers significant scope for extension subject to the usual planning consents and offers the new owner an opportunity to tailor the space to their own preference. The accommodation on the ground floor comprises a useful entrance porch leading to the reception hall, a front aspect dining room, a spacious living room with double doors to the rear garden, a good-sized kitchen-breakfast room with space for dining table and chairs and a downstairs shower room/WC. Upstairs, there are three well-proportioned double bedrooms, all featuring fitted wardrobes, a fourth single bedroom and the family bathroom with separate WC.

Externally, the property boasts an impressive rear garden, thoughtfully landscaped and bordered with an array of mature plants and shrubs, providing both colour and privacy. A generous expanse of well-maintained lawn forms the main feature of the garden, ideal for families and entertaining. Directly to the rear of the house is a patio area, perfect for outdoor dining and relaxing, while a useful storage shed sits discreetly at the end of the garden. To the front of the property, a large driveway provides ample off-street parking and gives access to the garage.

Locally, the area offers a wide range of amenities for both families and commuters, including Cheam Village with its well-stocked high street of shops and restaurants, picturesque parkland and a variety of leisure centres, train stations at Cheam Village and Sutton providing direct services into central London and well-regarded education facilities such as Cuddington Croft Primary, St Dunstan's Primary and the choice of grammar schools in the borough.





## ACCOMMODATION

### Reception Hall

**Living Room** - 18'1" x 13'1" max (5.5m x 4m max)

**Kitchen/Breakfast Room** - 16'7" x 12' max (5.05m x 3.66m max)

**Dining Room** - 14'7" x 13' max (4.45m x 3.96m max)

**Downstairs Shower Room/WC** - 8'6" x 6'4" max (2.6m x 1.93m max)

**Bedroom** - 16' x 13' max (4.88m x 3.96m max)

**Bedroom** - 15'2" x 12'5" max (4.62m x 3.78m max)

**Bedroom** - 15'4" x 13'1" max (4.67m x 4m max)

**Bedroom/Office** - 9' x 6'8" max (2.74m x 2.03m max)

**Family Bathroom** - 8'3" x 7'10" max (2.51m x 2.4m max)

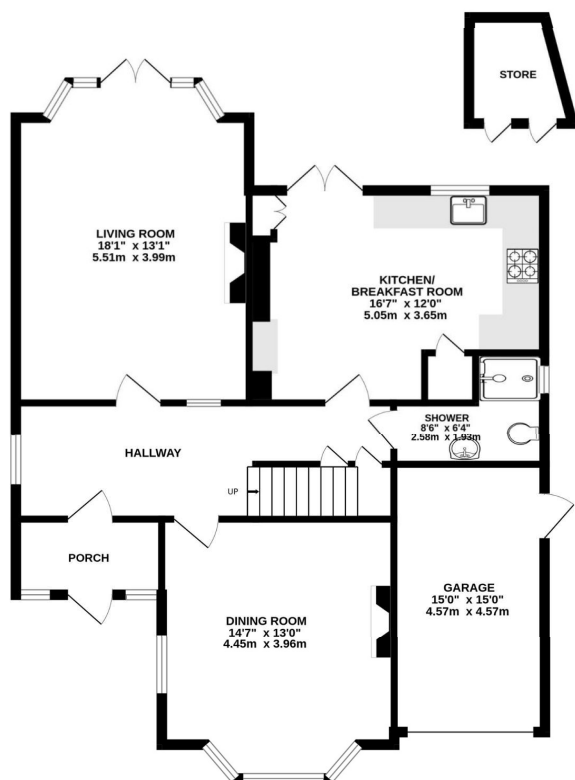
**Separate WC**

**Garden** - Approx. 80ft

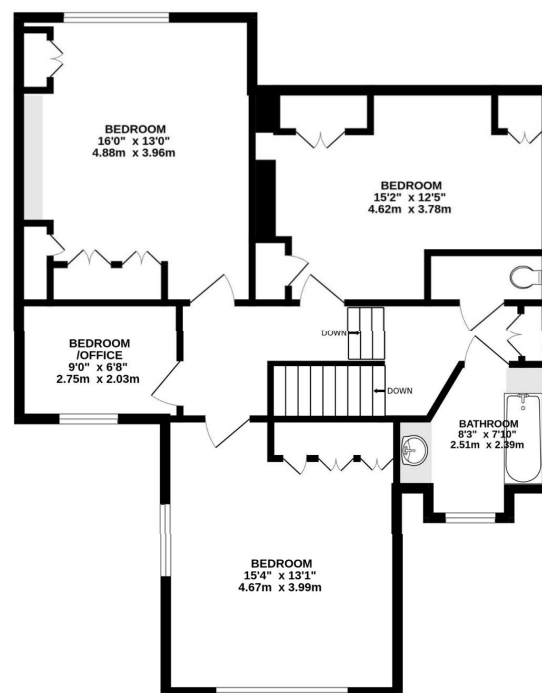
**Garage** - 15' x 15' max (4.57m x 4.57m max)

**Store**

**Sandy Lane, Cheam SM2 7EN**  
 INTERNAL FLOOR AREA (APPROX.) 1830 sq ft/ 170.0 sq m  
 Garden extends to 80' (24.38m) approx.



GROUND FLOOR



FIRST FLOOR



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		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

