

FROMONDES ROAD, CHEAM, SUTTON, SM3

£750,000 FREEHOLD

**A SUPERB FAMILY HOME SITUATED CLOSE TO CHEAM VILLAGE
AND CHEAM TRAIN STATION FEATURING FOUR/FIVE BEDROOMS
AND A SOUTHERLY ASPECT REAR GARDEN**

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- Spacious Semi-Detached Family Home
- Close to Cheam Village and Train Station
- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Kitchen-Breakfast Room
- Downstairs Cloakroom/WC
- Garage
- Driveway
- EPC Rating E
- Council Tax Band E

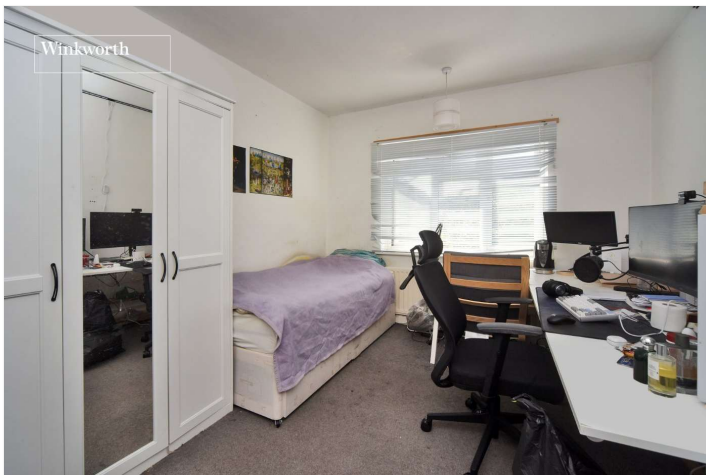
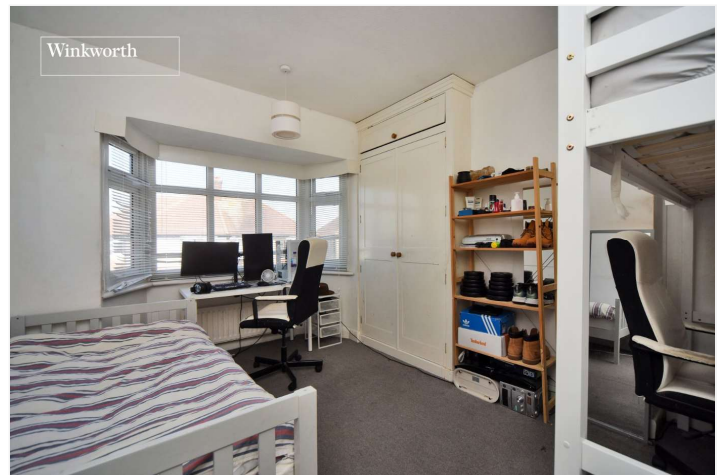
DESCRIPTION

Situated on a desirable road close to Cheam Village and a variety of highly regarded schools, this superb, spacious property benefits from four/five bedrooms, two bathrooms and a Southerly aspect rear garden, providing the ideal family home.

Locally, the village offers an array of amenities including shops, restaurants, cafes, numerous bus routes to surrounding areas, leisure centres and picturesque parkland at the historic Nonsuch Park and Cheam Park. Cheam train station is nearby and provides fast and frequent services to Central London. Families seeking well regarded education will have a range of schools close by including Cheam Fields Primary School, Cheam High School and Nonsuch High School for Girls.

Benefitting from further scope for extension on the ground floor (subject to the usual planning consents), the accommodation comprises a useful storm porch, a large front aspect living room with dual aspect bay window, a dining room overlooking the rear garden, a kitchen/breakfast room and downstairs cloakroom/WC. On the first floor, there are three bedrooms, a fourth bedroom/study and a spacious family bathroom. On the second floor, there is a principal bedroom with an en-suite shower room.

Externally, the rear garden extends to approximately 70ft and features lots of mature trees and shrubs for privacy. To the front, the driveway provides off street parking and gives access to the garage.



ACCOMMODATION

Entrance Hall

Living Room - 16' x 13'4" max (4.88m x 4.06m max)

Dining Room - 12'3" x 9'9" max (3.73m x 2.97m max)

Kitchen - 12'7" x 8'8" max (3.84m x 2.64m max)

Cloakroom/WC

Bedroom - 14'2" x 11' max (4.32m x 3.35m max)

Bedroom - 12'4" x 10'3" max (3.76m x 3.12m max)

Bedroom - 11'7" x 7'10" max (3.53m x 2.4m max)

Bedroom - 14'1" x 5'8" max (4.3m x 1.73m max)

Family Bathroom - 9' x 7' max (2.74m x 2.13m max)

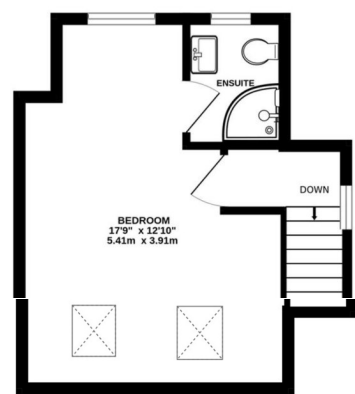
Bedroom - 17'9" x 12'10" max (5.4m x 3.9m max)

En-Suite Shower Room

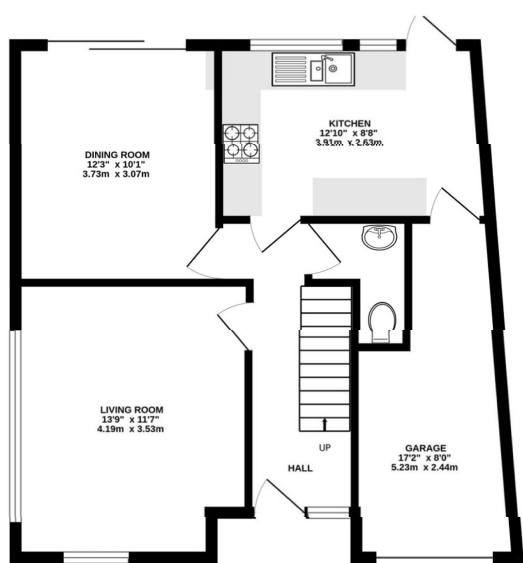
Garden - Approx. 70ft

Garage - 17'3" x 7'4" max (5.26m x 2.24m max)

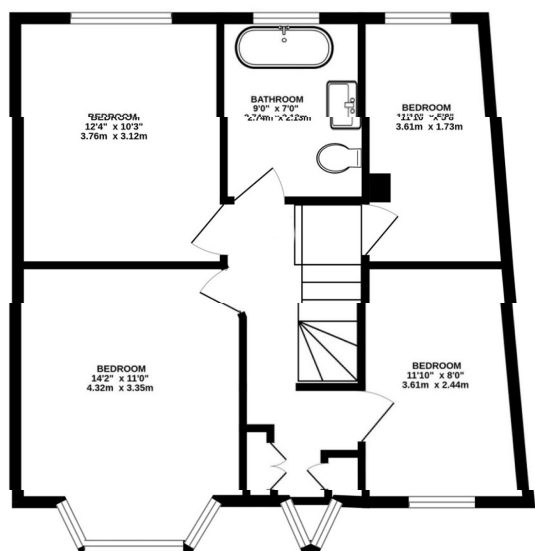
Fromondes Road, Cheam SM3 8 QR
 INTERNAL FLOOR AREA (APPROX.)
 1463 sq ft/ 136.0 sq m
 Garden extends to 70' (21.34m) approx.



SECOND FLOOR



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		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

