

BEAUCHAMP ROAD, SUTTON, SM1

£675,000 FREEHOLD

**A WONDERFUL FIVE BEDROOM FAMILY HOME SITUATED
IN AN ULTRA-CONVENIENT LOCATION CLOSE TO SUTTON
HIGH STREET AND A VARIETY OF GOOD SCHOOLS**



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See things differently



AT A GLANCE

- Period Property
- No Onward Chain
- Five Bedrooms
- Spacious Living Room
- Open-Plan Kitchen/Dining Room
- Family Bathroom
- Downstairs WC
- Low Maintenance Garden
- Close to Sutton Town Centre
- Easy Reach of West Sutton Station
- Well-Regarded Local Schools

DESCRIPTION

This superb family home benefits from spacious room sizes throughout, a wonderful open-plan kitchen/diner, a well-maintained rear garden and is conveniently located close to Sutton town centre, a variety of transport links and several well-regarded schools.

The accommodation on the ground floor comprises a spacious entrance hall, a well-proportioned front aspect living room with large bay window, a useful downstairs cloakroom/WC and a vast open-plan kitchen/dining room featuring a gorgeous breakfast bar. Upstairs, on the first floor, there are two good-sized double bedrooms, a third single bedroom and a modern family bathroom with free standing bath and shower. On the second floor, there are two further bedrooms and plenty of eaves storage.

Externally, the circa 40ft rear garden is high fence enclosed for privacy and includes an area of lawn and a large patio ideal for outside dining and socialising whilst, to the front, there is a wall enclosed garden. Resident's parking on the street is available via Permit.

Locally, Sutton high street offers extensive shopping, restaurants, cafes, supermarkets and amenities. Commuters will have the benefit of three train stations close by including Sutton, South Sutton and West Sutton as well as a variety of bus routes towards Kingston, Epsom, Morden and Heathrow. Families seeking well-regarded education will have a choice of good schools including All Saints Benhilton CofE Primary, Robin Hood Junior, Sutton Grammar School and Sutton High School GDST.



ACCOMMODATION

Entrance Hall

Living Room - 15' x 12'8" max (4.57m x 3.86m max)

Kitchen/Dining Room - 20'4" x 18'6" max (6.2m x 5.64m max)

Downstairs WC

Bedroom - 13'8" x 12'5" max (4.17m x 3.78m max)

Bedroom - 13'8" x 9' max (4.17m x 2.74m max)

Bedroom - 7'11" x 5'4" max (2.41m x 1.63m max)

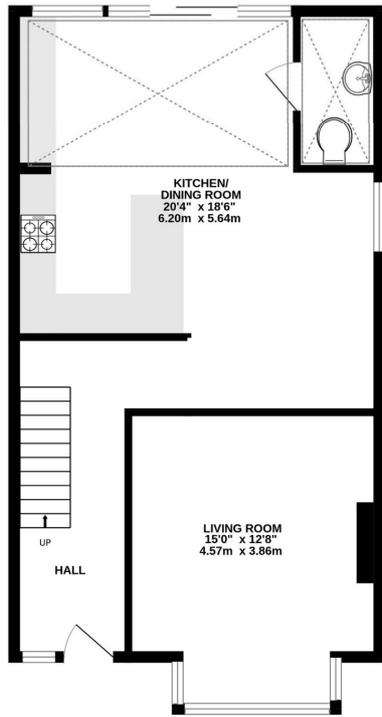
Family Bathroom - 10'3" x 9'2" max (3.12m x 2.8m max)

Bedroom - 14' x 10'5" max (4.27m x 3.18m max)

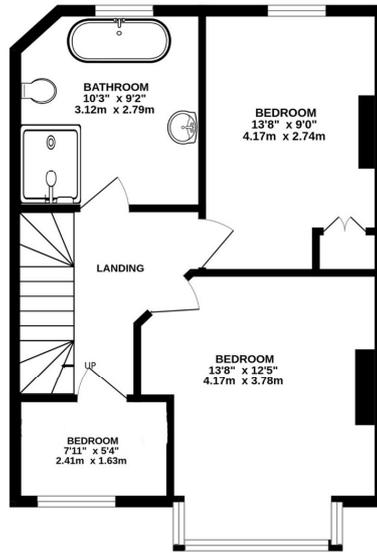
Bedroom - 13' x 6'10" max (3.96m x 2.08m max)

Garden - Approx. 40ft

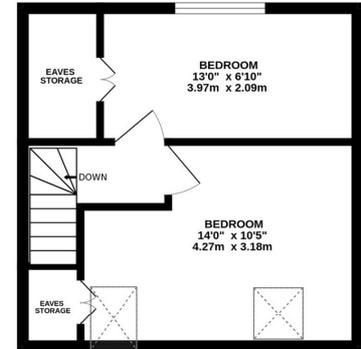
Beauchamp Road, Sutton SM1 2PZ
 INTERNAL FLOOR AREA (APPROX.) 1405 sq ft/ 130.5 sq m
 Garden extends to 40 ft/ 12.19 sq m.



GROUND FLOOR



FIRST FLOOR



SECOND 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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