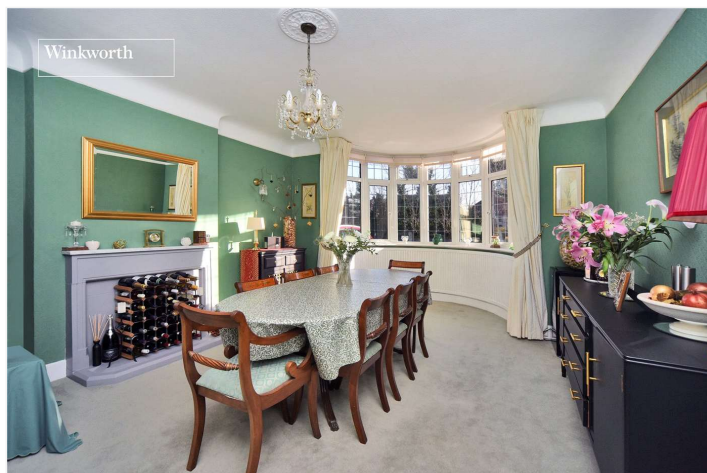


Winkworth



NONSUCH WALK, CHEAM, SUTTON, SURREY, SM2
OFFERS OVER £1,000,000 FREEHOLD

**A DESIRABLE DETACHED FAMILY HOME, OFFERING SCOPE FOR
MODERNISATION, SET IN A PRESTIGIOUS LOCATION WITHIN
REACH OF SOUGHT AFTER SCHOOLS AND TRAINS INTO LONDON**

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

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AT A GLANCE

- No Onward Chain
- Potential to Extend (STPP)
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom/WC
- Family Bathroom
- En-Suite Shower
- Westerly Aspect Garden approx. 86ft in length
- Garage
- 0.7 Mile Walk to Cheam Train Station
- 0.4 Mile Walk to Nonsuch High School

DESCRIPTION

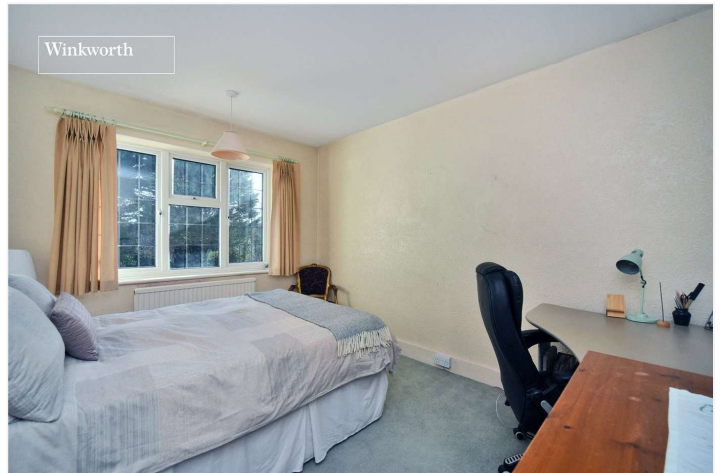
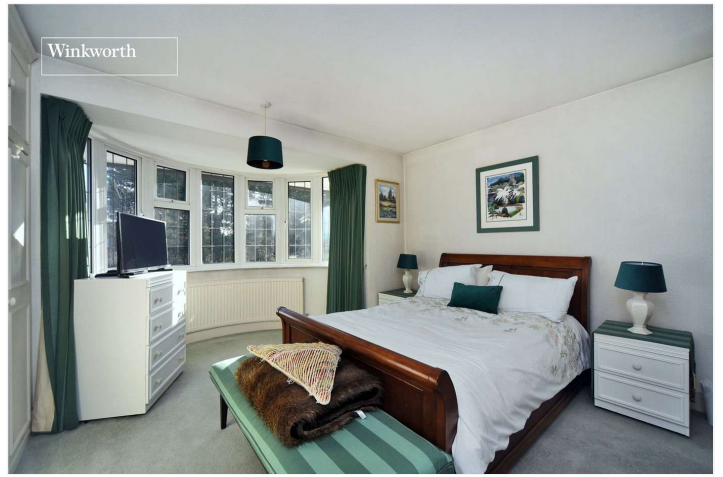
An attractive, four double bedroom, detached family home offering excellent potential to extend or remodel, subject to the usual consents. Features include two spacious reception rooms, a westerly facing rear garden and a sought-after location under a mile from Cheam Village and Cheam train station. Local schools are well-regarded and include Nonsuch High School for Girls and Cuddington Croft Primary.

Although requiring a degree of modernisation, the property offers well-proportioned accommodation with generous room sizes throughout, presenting an excellent opportunity for the next owner to reconfigure and extend (STPP) to create a superb long-term family home.

The property comprises reception hall, living room, dining room, kitchen/breakfast room, cloakroom/WC, four bedrooms (one with en-suite shower) and a spacious family bathroom.

Externally, the circa 86ft rear garden has a westerly aspect and is mainly laid to lawn surrounded by mature shrubs and trees. A patio set off the back of the house conveniently accessed from both the living room and kitchen provides the ideal space for relaxing or outside dining.

Locally, Cheam Village offers an array of amenities including shops, restaurants and cafes, as well as leisure centres and picturesque parkland at the historic Nonsuch Park. Commuters have the choice of Cheam train station and Ewell East station, both providing fast and frequent services into Central London, plus a variety of bus routes towards Epsom, Kingston, Sutton and Heathrow.



ACCOMMODATION

Reception Hall

Living Room - 20' x 11'11" max (6.1m x 3.63m max)

Dining Room - 18'2" x 13'7" max (5.54m x 4.14m max)

Kitchen/Breakfast Room - 11'2" x 10'8" max (3.4m x 3.25m max)

Cloakroom/WC

Bedroom with En-Suite Shower - 19' x 13' max (5.8m x 3.96m max)

Bedroom - 20'5" x 11'6" max (6.22m x 3.5m max)

Bedroom - 14'4" x 9' max (4.37m x 2.74m max)

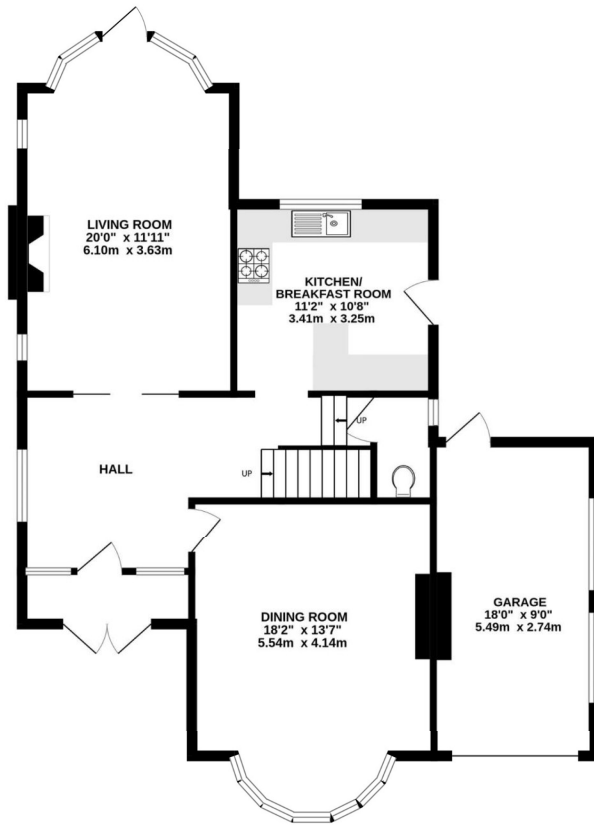
Bedroom - 12'2" x 9'3" max (3.7m x 2.82m max)

Family Bathroom - 11'2" x 7'9" max (3.4m x 2.36m max)

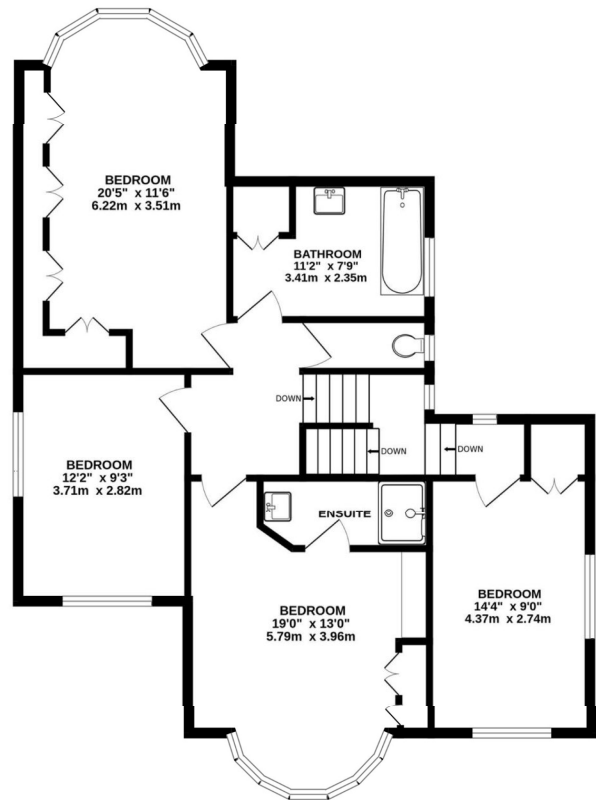
Separate WC

Garden - Approx. 86ft

Garage - 18' x 9' max (5.49m x 2.74m max)



GROUND FLOOR



FIRST FLOOR

Nonsuch Walk, Cheam SM2 7LF

INTERNAL FLOOR AREA (APPROX.) 1850 sq ft/ 172.0 sq m

Garden extends to 86' (26.2m) 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		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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