



CHURCH HILL ROAD, CHEAM, SUTTON, SM3
£750,000 FREEHOLD

**A SPACIOUS THREE BEDROOM FAMILY HOME, SET
WITHIN A POPULAR LOCATION CLOSE TO CHEAM
VILLAGE AND SEVERAL WELL-REGARDED SCHOOLS**

Winkworth

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AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining/Family Room
- Kitchen
- Utility Room
- Downstairs Shower/WC
- Family Bathroom
- Garden approx. 68ft
- Council Tax Band E
- EPC Rating D

DESCRIPTION

This well presented, spacious family home is set in a popular location within easy reach of Cheam Village with its variety of shops, restaurants and amenities as well as Cheam mainline rail station. Further shops, amenities and transport links can be found in North Cheam, including a large Sainsburys supermarket. Numerous well regarded schools are also close by including St Cecilia's, Cheam Park Farm, Cheam High and Nonsuch High School for Girls.

The property has been extended on the ground floor to include a wonderful, open plan kitchen/diner/family room, creating the ideal space to entertain family and friends. Further features on the ground floor include a separate living room with bay window to the front, a downstairs shower room and WC and a large utility room accessed from the kitchen and providing direct access to the garage. Upstairs, the property offers three double bedrooms, all with built in storage, along with a large contemporary bathroom complete with roll top bath and stand alone shower.

Outside, you will find a lovely south west facing rear garden, which includes a large patio area. To the front of the property, a large driveway provides off street parking and access to the garage.

The property also offers scope for further extension, subject to the usual planning consents.



ACCOMMODATION

Entrance Hall

Living Room - 15'4" x 12'5" max (4.67m x 3.78m max)

Dining/Family Room - 22' x 12' max (6.7m x 3.66m max)

Kitchen - 13'10" x 13'3" max (4.22m x 4.04m max)

Utility Room

Downstairs Shower/WC

Bedroom - 15'10" x 11'4" max (4.83m x 3.45m max)

Bedroom - 12'8" x 11'5" max (3.86m x 3.48m max)

Bedroom - 8'11" x 7'3" max (2.72m x 2.2m max)

Family Bathroom

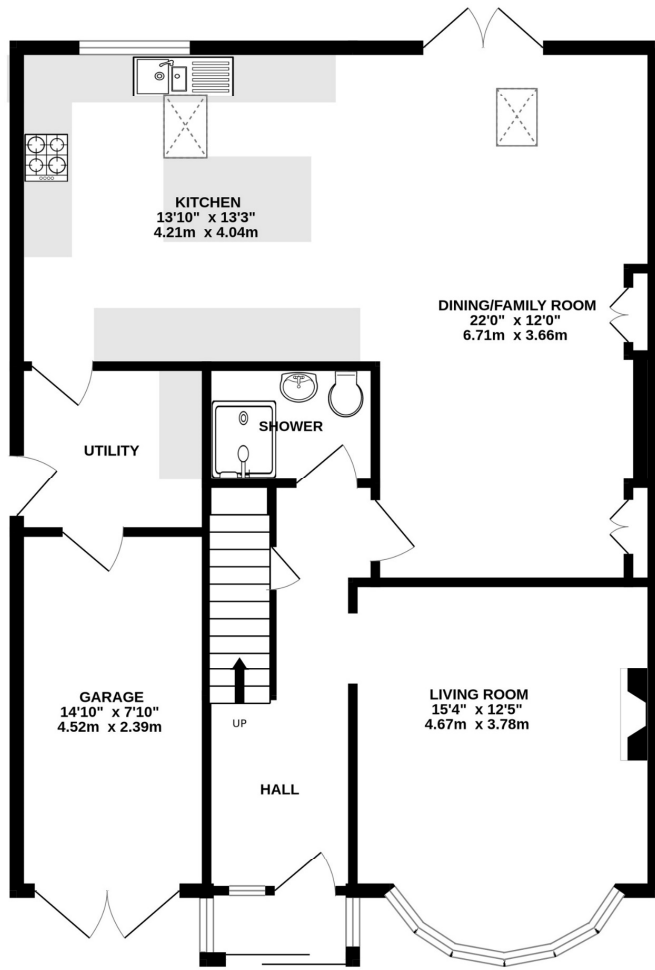
Garden - Approx. 68ft

Church Hill Road, Worcester Park SM3 8NE

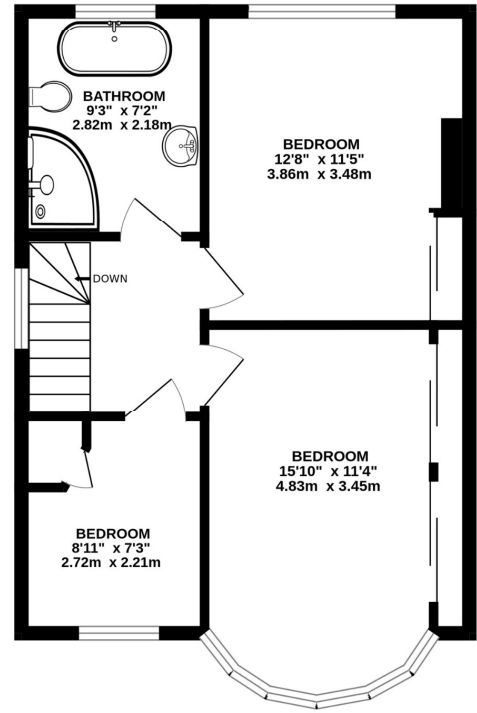
INTERNAL FLOOR AREA (APPROX.)

1440 sq ft/ 133.7 sq m

Garden extends to 68' (20.7m) approx.



GROUND FLOOR



FIRST 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 © 2023.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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