



TABOR GARDENS, CHEAM, SUTTON, SM3
£725,000 FREEHOLD

**A DESIRABLE SEMI-DETACHED FAMILY HOME OFFERING
 SPACIOUS ROOM SIZES THROUGHOUT SITUATED WITHIN
 WALKING DISTANCE OF CHEAM VILLAGE**

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- Heart of Cheam Village
- Three Good Sized Bedrooms
- Two Spacious Reception Rooms
- Sun Room/Third Reception
- Kitchen/Breakfast Room
- Downstairs WC
- Southerly Aspect Garden approx. 50ft
- Garage plus Lean-to
- Walking Distance of Station

DESCRIPTION

Located in highly sought after road, within walking distance of Cheam Village and Cheam train station, this desirable semi-detached property features spacious room sizes throughout and offers significant scope for extension subject to the usual consents.

Benefitting from approx. 1410 square ft of accommodation, the ground floor comprises a storm porch leading to the entrance hall, a dining room with large bay window, a vast living room with feature fireplace and access to the sunroom, a kitchen-breakfast room, lean to and cloakroom/WC. Upstairs, there are two well-proportioned double bedrooms both featuring fitted wardrobes, a larger than average third bedroom and the family bathroom with separate WC.

Externally, the attractive frontage includes an area of lawn with mature shrubs and a paved area for parking which gives access to the garage. The pretty rear garden enjoys a southerly aspect and is surrounded by mature trees and shrubs offering a fantastic degree of privacy as well as a large patio area ideal for outside dining and relaxation.

Locally, the village provides an array of amenities including shops, restaurants, cafes, picturesque parkland at Nonsuch Park and Cheam Park as well as a variety of bus routes towards Sutton, Kingston and Heathrow. Commuters will benefit from Cheam station which offers fast and frequent services to Central London. Families seeking well-regarded education will have the choice of Cuddington Croft Primary School, St Dunstan's Primary School and Nonsuch High School for Girls.



ACCOMMODATION

Front Reception Room - 18'8" x 12'8" max (5.7m x 3.86m max)

Living Room - 13'7" x 11'11" max (4.14m x 3.63m max)

Sun Room - 9'9" x 9'5" max (2.97m x 2.87m max)

Kitchen/Breakfast Room - 14'11" x 8'5" max (4.55m x 2.57m max)

Downstairs WC

Bedroom - 17' x 12'11" max (5.18m x 3.94m max)

Bedroom - 13'3" x 11'4" max (4.04m x 3.45m max)

Bedroom - 8'7" x 8'1" max (2.62m x 2.46m max)

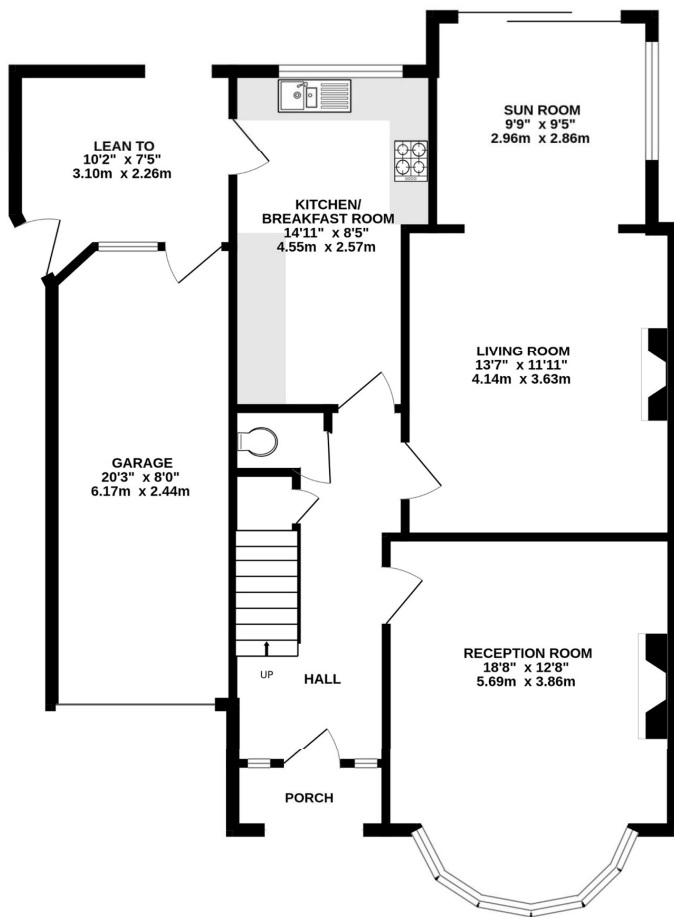
Bathroom - 6'8" x 5'7" max (2.03m x 1.7m max)

Separate WC

Garden - Approx. 50ft

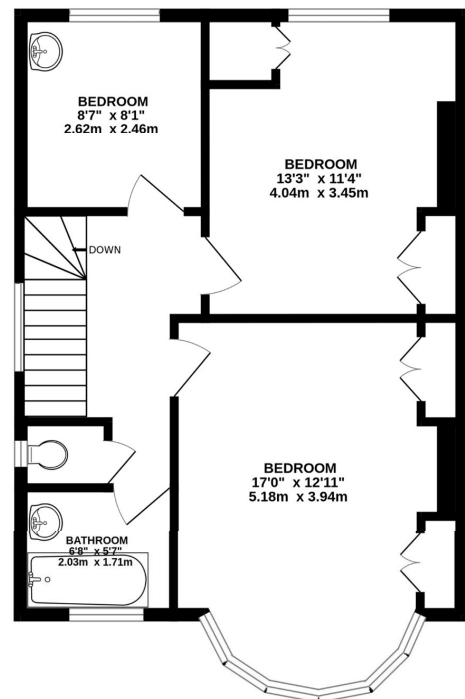
Garage - 20'3" x 8' max (6.17m x 2.44m max)

Lean-to - 10'2" x 7'5" max (3.1m x 2.26m max)



GROUND FLOOR

Tabor Gardens, Cheam SM3 8RY
INTERNAL FLOOR AREA
(APPROX.) 1410 sq ft/ 131.0 sq m
Garden extends to 50' (15.24m) approx.



FIRST FLOOR

Winkworth

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 © 2026.

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		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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