

**THE DENE, CHEAM, SUTTON, SM2**  
**£950,000 FREEHOLD**

**A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN THE HEART OF SOUTH CHEAM**

**Winkworth**

Cheam Office | 020 8770 7766 | [cheam@winkworth.co.uk](mailto:cheam@winkworth.co.uk)

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## AT A GLANCE

- Four Bedrooms
- Living Room
- Dining Room
- Kitchen
- Utility Room
- Cloakroom WC
- Family Bathroom
- En-Suite Shower Room
- Garden approx. 83ft
- Integral Garage
- Off Street Parking on Driveway
- Local Trains into Central London
- Well-Regarded Local Schools

## DESCRIPTION

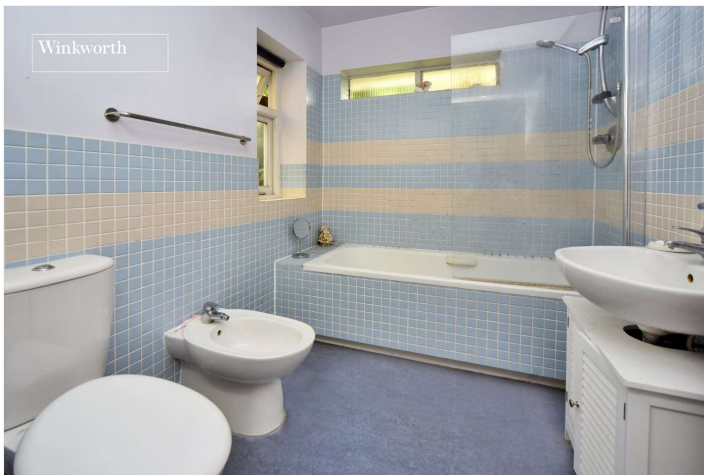
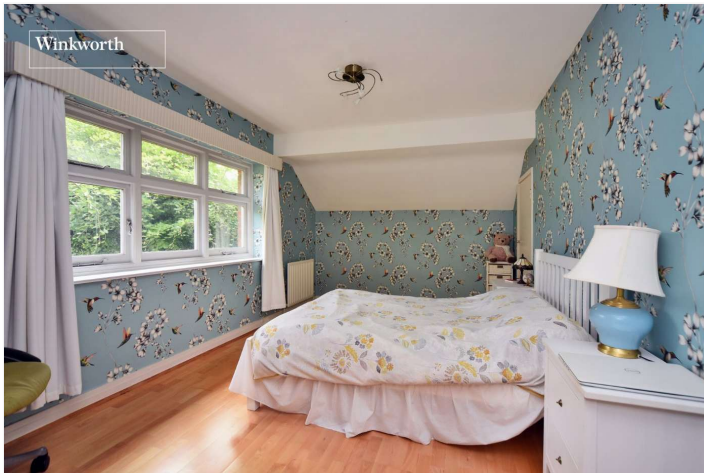
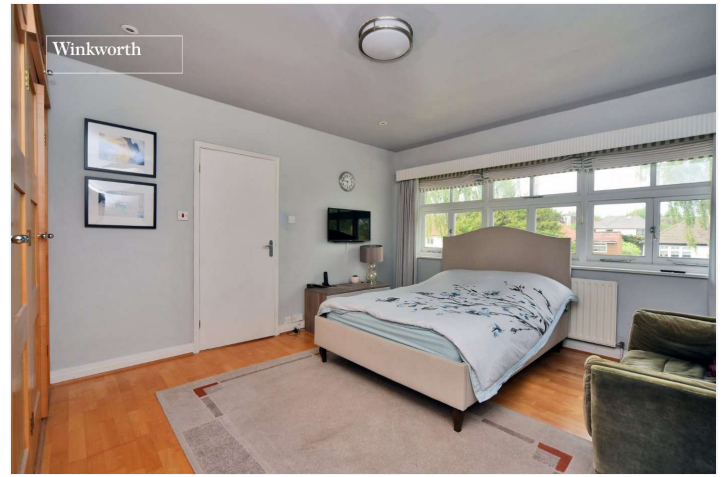
A well presented four bedroom, two bathroom detached house in a sought after South Cheam cul-de-sac just over a mile from Cheam train station and the village centre. The setting, along with generous room sizes, will be of interest to those seeking a substantial family home, easy access by rail into central London and excellent local education.

The accommodation comprises four good sized bedrooms, two spacious reception rooms, kitchen overlooking the garden, utility room, cloakroom/WC, family bathroom and en-suite shower room. Both the kitchen and dining room overlook the rear garden, whilst the well-proportioned living room is set to the front of the house and features an attractive inglenook fireplace.

Externally, the approx. 83ft long garden is private and mature with a patio area accessible directly from the dining room, making it the ideal space for socialising. The rest of the garden is mainly laid to lawn surrounded by attractive high hedging. To the front of the house the driveway provides ample off street parking plus access to the garage.

South Cheam is much sought after and benefits from its proximity to Cheam Village which offers a vibrant town centre with a wide range of shops and restaurants plus historic buildings and parkland. Other amenities in the surrounding areas include Sutton train station which has Thameslink services, various leisure and sports clubs, the A217 providing easy access to the M25 and well-regarded state and grammar schools including Nonsuch High School for Girls and Sutton Grammar school for boys.





## ACCOMMODATION

### Entrance Hall

Living Room - 16' x 14'6" max (4.88m x 4.42m max)

Dining Room - 16'11" x 10' max (5.16m x 3.05m max)

Kitchen - 15'10" x 8' max (4.83m x 2.44m max)

### Utility Room

### Cloakroom WC

Bedroom with En-Suite - 14'9" x 12'4" max (4.5m x 3.76m max)

Bedroom - 16'7" x 9'11" max (5.05m x 3.02m max)

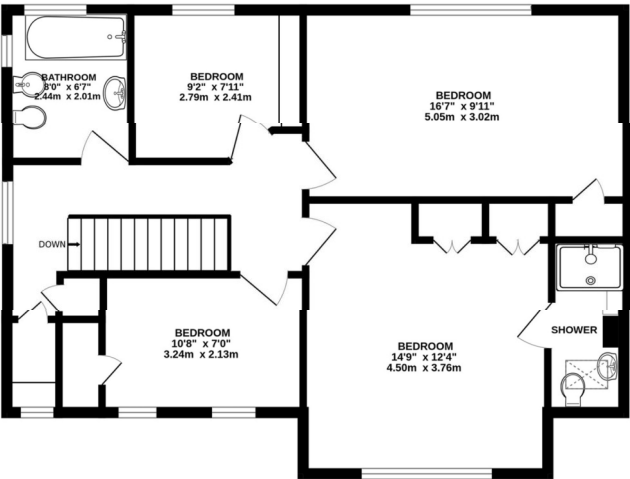
Bedroom - 10'8" x 7' max (3.25m x 2.13m max)

Bedroom - 9'2" x 7'11" max (2.8m x 2.41m max)

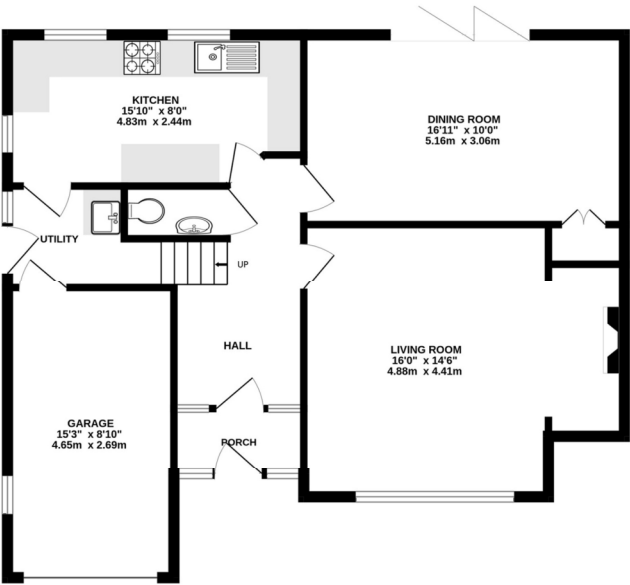
Bathroom - 8' x 6'7" max (2.44m x 2m max)

Garden - Approx. 83ft

Garage - 15'3" x 8'10" max (4.65m x 2.7m max)



FIRST FLOOR



GROUND FLOOR

**The Dene, Cheam SM2 7EG**  
INTERNAL FLOOR AREA (APPROX.) 1615 sq ft/ 150.0 sq m  
Garden extends to 83' (25.4m) approx.



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		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

