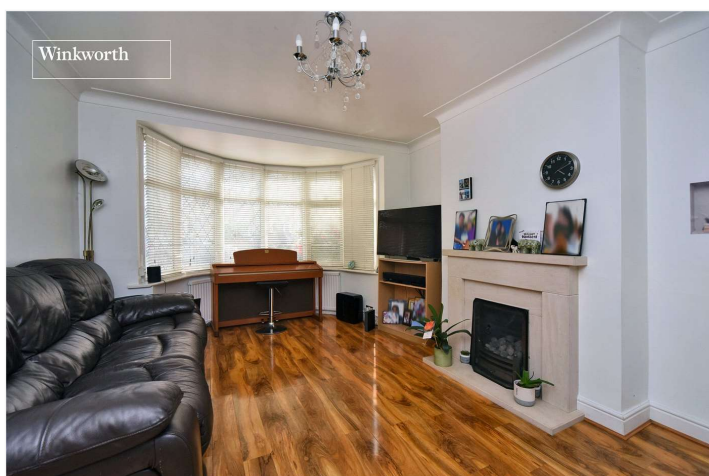




**CAVERSHAM AVENUE, CHEAM, SUTTON, SM3**  
**£699,950 FREEHOLD**

**A SPACIOUS THREE BEDROOM FAMILY HOME, SET  
 WITHIN EASY REACH OF NORTH CHEAM, CHEAM  
 VILLAGE AND SEVERAL WELL REGARDED SCHOOLS**

**Winkworth**

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

[winkworth.co.uk](http://winkworth.co.uk)

See things differently



## AT A GLANCE

- 3 Bedrooms
- Reception Room
- Dining Room
- Kitchen
- Downstairs WC
- Family Bathroom
- Rear Garden
- Summer House/Garden Studio

## DESCRIPTION

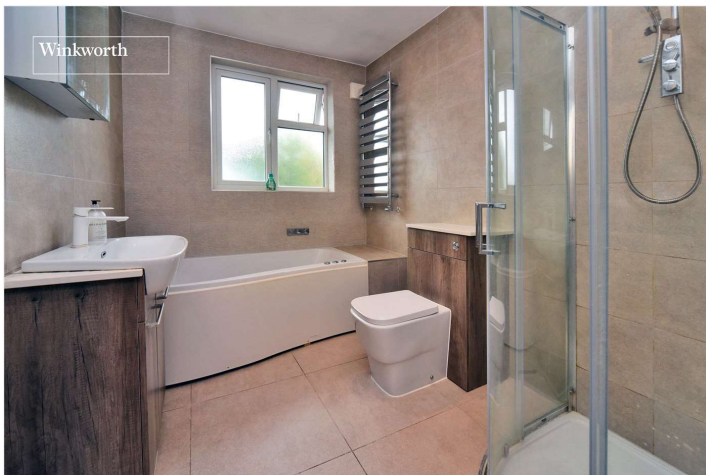
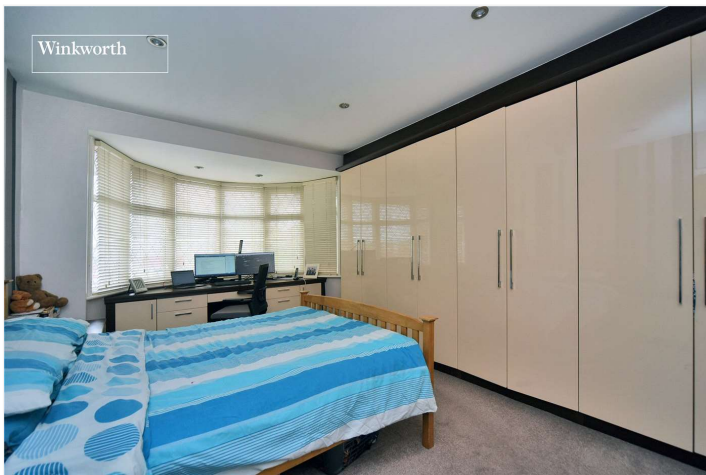
A spacious and well-presented three-bedroom semi-detached family home, ideally located within easy reach of Cheam High School, Cheam Park Farm Primary School, and St Cecilia's Catholic Primary School. West Sutton rail station is just under half a mile away, while local bus routes along the nearby A24 provide convenient links to Sutton, Epsom, Worcester Park, and Morden, which offers access to the Northern Line.

Nearby North Cheam offers a range of amenities within walking distance, including shops, restaurants, supermarkets, and a leisure centre on Malden Road.

The ground floor accommodation comprises a generous entrance hall with a downstairs WC. The living space is open plan, featuring two large reception areas and a modern fitted kitchen with a breakfast bar.

Upstairs, there are two well-proportioned double bedrooms with built-in storage, a good-sized third bedroom, and a spacious family bathroom with both a bath and a walk-in shower.

Outside, the property boasts a well-maintained rear garden extending to approximately 80 feet. A large patio adjoins the house, while to the rear of the garden there is a substantial summer house/garden studio—ideal as a gym, games room, or home office.



## ACCOMMODATION

**Reception Room - 16'10" x 12' Max (5.13m x 3.66m Max)**

**Dining Room - 12'10" x 11'10" (3.9m x 3.6m)**

**Kitchen - 14'9" x 8'1" (4.5m x 2.46m)**

**Downstairs WC**

**Bedroom - 16'10" x 11'8" Max (5.13m x 3.56m Max)**

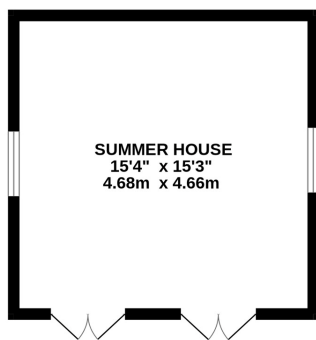
**Bedroom - 12'6" x 11'9" (3.8m x 3.58m)**

**Bedroom - 8' x 7' (2.44m x 2.13m)**

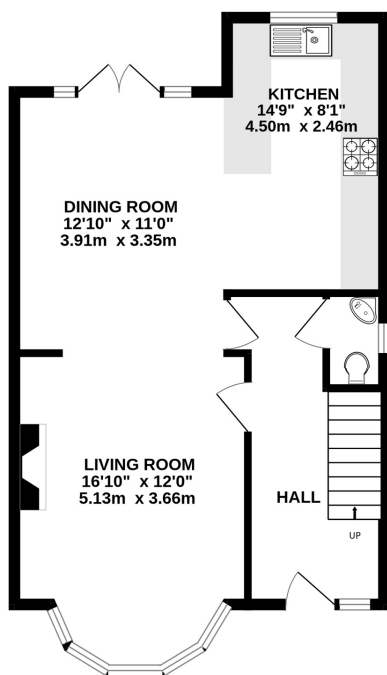
**Family Bathroom - 9' x 6'10" (2.74m x 2.08m)**

**Rear Garden - Approx 80 feet**

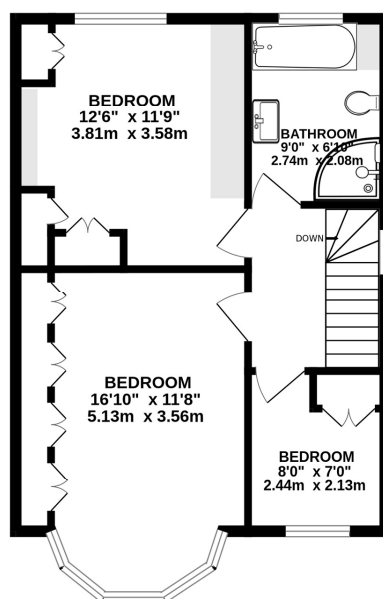
**Summer House/Garden Studio - 15'4" x 15'3" (4.67m x 4.65m)**



**Caversham Avenue, Cheam SM3 9AQ**  
 INTERNAL FLOOR AREA (APPROX.) 1230 sq ft/ 114.27 sq m  
 Garden extends to 80' (24.38m) approx.



GROUND FLOOR



FIRST FLOOR



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             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

