

## STOUGHTON AVENUE, CHEAM, SUTTON, SM3

**£700,000 FREEHOLD**

A FOUR BEDROOM FAMILY HOME FEATURING A BEAUTIFUL GARDEN AND AN ULTRA CONVENIENT LOCATION CLOSE TO WELL-REGARDED SCHOOLS AND A CHOICE OF TRANSPORT LINKS

**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

- Four Bedrooms
- Family Bathroom
- Downstairs Shower Room/WC
- Living/Family Room
- Kitchen/Dining Room
- Utility Room
- Approx. 150ft Garden
- Off Street Parking
- Walking Distance of Cheam High
- Solar Panels

## DESCRIPTION

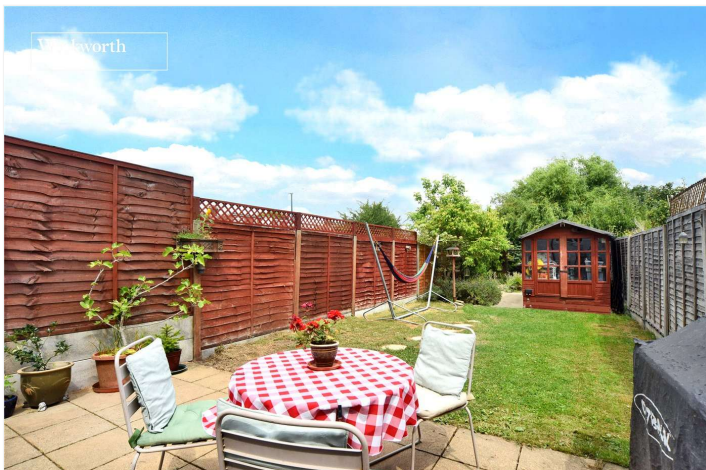
An attractive mid-terrace family home extended to include four bedrooms and a large kitchen/dining room. Features include a downstairs shower room plus upstairs family bathroom, a location under a mile from Cheam Village offering train services into central London and the most beautiful circa 150ft rear garden.

The accommodation comprises front reception room featuring a woodburner, kitchen/dining room, utility room, ground floor shower with WC, two double bedrooms, a fully fitted dressing room and family bathroom on the first floor and two further bedrooms on the second floor. The layout downstairs is ideal for entertaining with doors opening from the living room into the kitchen, whilst dual skylights and patio doors to the garden bring in lots of natural light.

Externally, the rear garden is a wonderful haven of lush green planting with zones and patios for seating and dining. Beyond the summerhouse there is a 'secret garden' which has been laid with decking and raised flower and vegetable planters. Further on still, there is a useful workshop/store. To the front, the drive has been laid to hard standing for off street parking.

Locally, the area is ideal for families and commuters: schools in the area include Cheam Fields Primary, Cheam High, St Dunstan's and Nonsuch High School for Girls. Trains into London are available from Cheam Village which is just under 0.6 miles away and also West Sutton approx. a mile away. Bus services are available from the nearby Malden Road providing services towards Sutton and also Worcester Park which has a Zone 4 train station. Morden which benefits from a Northern Line tube station can also be reached by a direct bus from nearby North Cheam. Leisure and shopping opportunities include Cheam Leisure Centre and David Lloyd, a wide choice of shops and restaurants at both Cheam Village and Worcester Park and the historic Nonsuch Park.





## ACCOMMODATION

**Living/Family Room - 25' x 11' max (7.62m x 3.35m max)**

**Kitchen/Dining Room - 16'3" x 11'6" max (4.95m x 3.5m max)**

**Utility Room**

**Downstairs Shower/WC**

**Bedroom - 12'10" x 10'9" max (3.9m x 3.28m max)**

**Fully Fitted Dressing Room - 6'8" x 6'3" max (2.03m x 1.9m max)**

**Bedroom - 11'7" x 11'3" max (3.53m x 3.43m max)**

**Family Bathroom - 7'8" x 5'10" max (2.34m x 1.78m max)**

**Bedroom - 14'3" x 6'3" max (4.34m x 1.9m max)**

**Bedroom - 17'2" x 7'3" max (5.23m x 2.2m max)**

**Garden - Approx. 150ft**

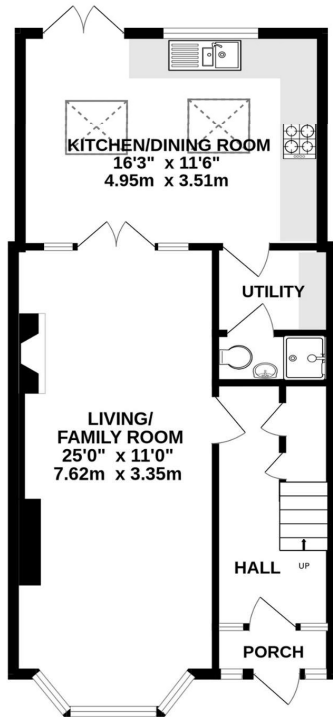
**Workshop/Store**

**Shed/Lean to**

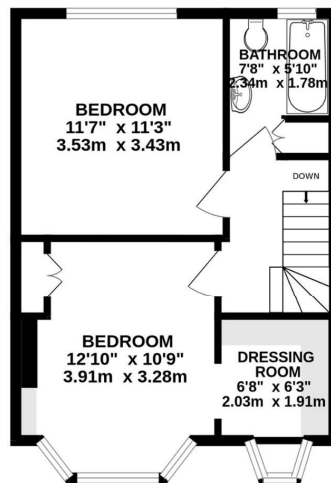
**Off Street Parking on Drive**



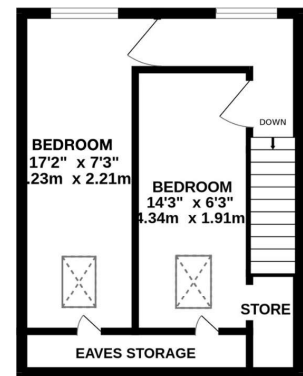
Stoughton Avenue, Cheam SM3 8PQ  
INTERNAL FLOOR AREA (APPROX.) 1290 sq ft/ 120.0 sq m  
Excluding Outbuildings  
Garden extends to 150' (45.72m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND 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 © 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	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth