



PENSHURST WAY, SUTTON, SM2
£690,000 FREEHOLD

A SPACIOUS FOUR-BEDROOM FAMILY HOME WITH OPEN-PLAN LIVING ACCOMMODATION SITUATED WITHIN EASY REACH OF CHEAM VILLAGE AND CHEAM STATION

Winkworth

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See things differently



AT A GLANCE

- Extended Family Home
- Situated in a Quiet Cul-De-Sac
- Within Reach of Cheam Village & Sutton High Street
- Four Bedrooms
- Open Plan Living/Dining Room
- Family Room
- Modern Fitted Kitchen
- Family Bathroom & Downstairs WC
- Low Maintenance Rear Garden
- Driveway to the Front
- Local Bus Routes to Surrounding Areas
- Several Well-Regarded Schools

DESCRIPTION

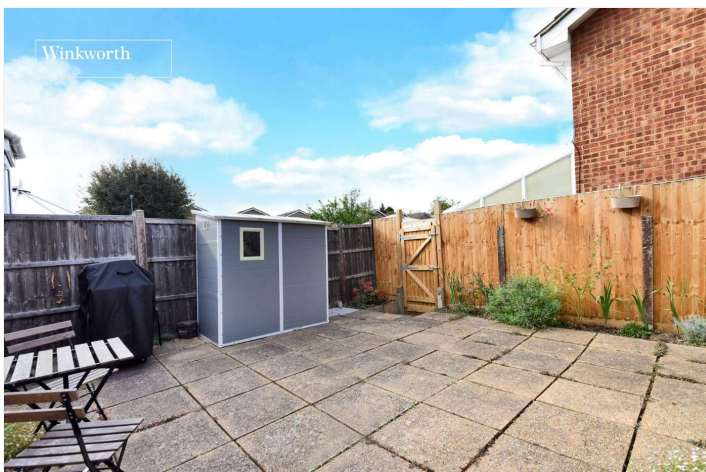
This well-presented four-bedroom family home offers generous and versatile accommodation, with a superb open-plan living space and a convenient location within easy reach of both Cheam and Sutton.

The ground floor is particularly impressive, having been opened up to create a spacious and sociable living/dining/family area, ideal for modern family life and entertaining. The room provides clearly defined areas for relaxing and dining, while the family area to the rear benefits from French doors opening directly onto the garden. A modern fitted kitchen features sleek cabinetry and contrasting work surfaces, while a useful downstairs WC completes the ground-floor accommodation.

Upstairs, the property provides four bedrooms, including a particularly generous principal bedroom, alongside a contemporary family bathroom.

Outside, the rear garden extends to approximately 28ft and is predominantly paved for ease of maintenance, providing an excellent space for outdoor dining and entertaining. To the front, the property benefits from off-street parking.

The location is another significant attraction, with Cheam Village and Cheam Station both within convenient reach, offering an excellent selection of shops, restaurants and transport connections. Sutton town centre and Sutton Station are also easily accessible, providing further shopping, leisure and rail services. The surrounding area is well served by highly regarded schools, local amenities and bus routes, making this an excellent choice for families and commuters alike.



ACCOMMODATION

Living Room - 13'8" x 9' max (4.17m x 2.74m max)

Dining Room - 19'3" x 10'10" max (5.87m x 3.3m max)

Family Room - 13'9" x 7'10" max (4.2m x 2.4m max)

Kitchen - 10'10" x 8'10" max (3.3m x 2.7m max)

Downstairs WC

Bedroom - 14'6" x 10'11" max (4.42m x 3.33m max)

Bedroom - 10'11" x 9' max (3.33m x 2.74m max)

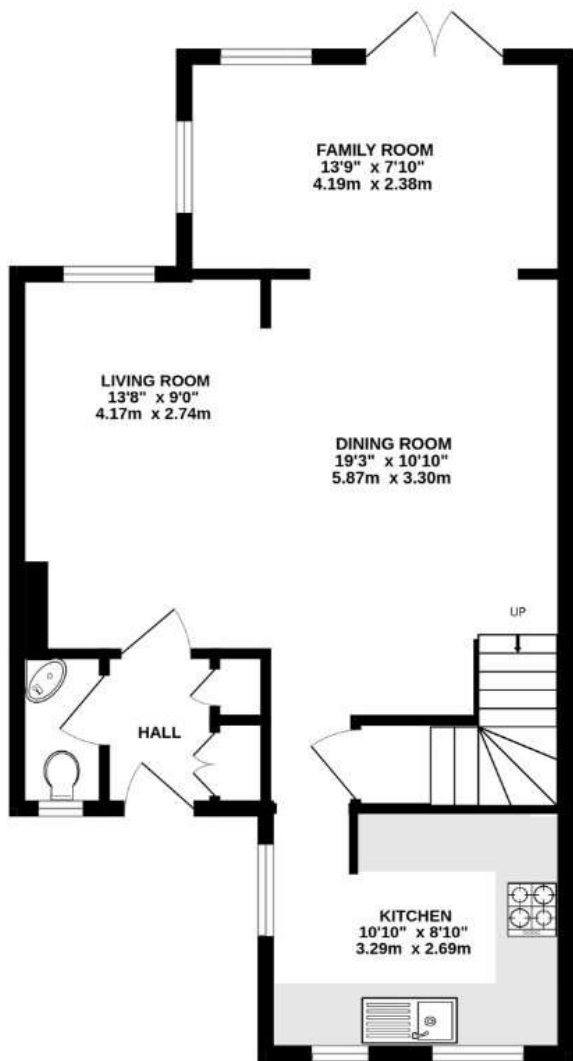
Bedroom - 9'1" x 9' max (2.77m x 2.74m max)

Bedroom - 9'2" x 6'1" max (2.8m x 1.85m max)

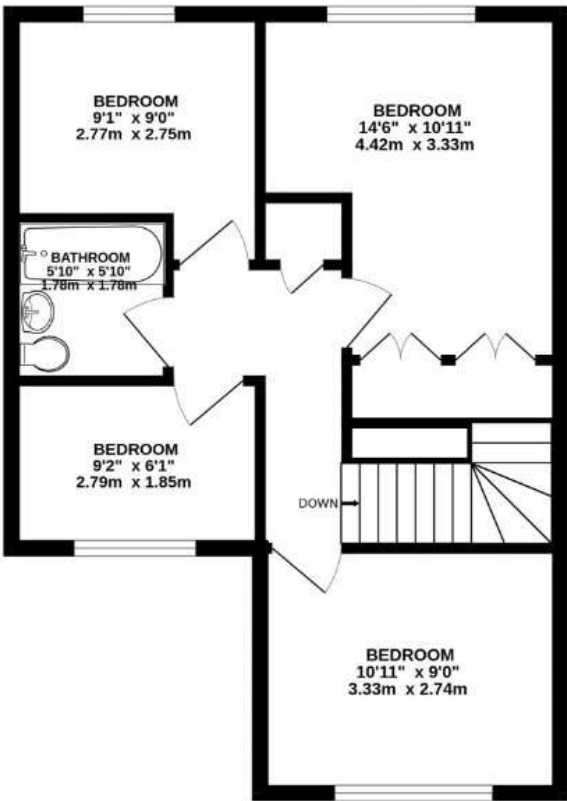
Family Bathroom - 5'10" x 5'10" max (1.78m x 1.78m max)

Garden - Approx. 28ft

Penshurst Way, Sutton SM2 6HR
 INTERNAL FLOOR AREA
 (APPROX.) 1088 sq ft/ 101 sq m
 Garden extends to 28' (8.53m) 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 © 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

