



ROBERTS CLOSE, CHEAM, SUTTON, SM3
GUIDE PRICE £580,000 - £590,000 FREEHOLD

**A WELL-PRESENTED PROPERTY SITUATED JUST
 MOMENTS FROM NONSUCH PARK AND EASY REACH
 OF CHEAM VILLAGE AND CHEAM TRAIN STATION**

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

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See things differently



AT A GLANCE

- Well-Presented Family Home
- Two Double Bedrooms
- Spacious Living/Dining Room
- Attractive Kitchen/Breakfast Room
- Downstairs Cloakroom/WC
- Upstairs Family Shower Room
- Garden approx. 35ft
- Easy Reach of Cheam Village
- Close to Nonsuch High School

DESCRIPTION

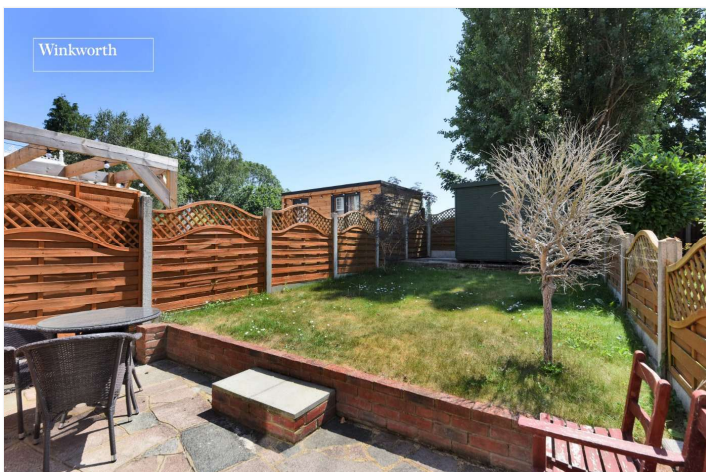
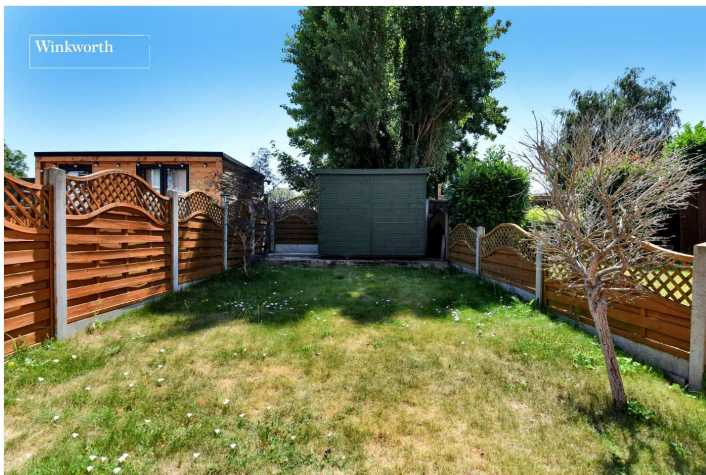
Nestled in a peaceful cul-de-sac just moments from the beautiful Nonsuch Park and within easy reach of Cheam Village, this exceptional home has been thoughtfully refurbished and remodelled by the current owner to offer spacious, contemporary living throughout.

The ground floor welcomes you with a generous entrance porch leading into a bright hallway, complemented by a convenient downstairs cloakroom/WC and two storage cupboards. To the front, the modern fitted kitchen is well-appointed with an extensive range of units and ample worktop space, as well as room for a small breakfast table and chairs. To the rear, the impressive open-plan living and dining room provides a superb space for both relaxing and entertaining, with double doors opening directly onto the landscaped rear garden.

Upstairs, the property offers two spacious double bedrooms both including fitted wardrobes, a shower room/WC and a large built-in storage cupboard.

Outside, the attractive rear garden has been landscaped to create an ideal setting for outdoor dining, entertaining and family enjoyment, with a well-maintained lawn and inviting patio area.

The location is sure to appeal to a wide range of buyers. Those looking to downsize will appreciate the short stroll to Cheam Village's shops, cafés and restaurants, while families will benefit from an excellent selection of highly regarded schools, including St Dunstan's and Nonsuch High School. For leisure, residents can enjoy the open spaces of Nonsuch Park and the nearby David Lloyd Leisure Club. Commuters are equally well served, with Cheam railway station providing regular services into London Bridge and London Victoria.



ACCOMMODATION

Living/Dining Room - 16'3" x 15' max (4.95m x 4.57m max)

Kitchen/Breakfast Room - 16'2" x 7'3" max (4.93m x 2.2m max)

Cloakroom/WC

Bedroom - 15' x 12' max (4.57m x 3.66m max)

Bedroom - 14'10" x 10' max (4.52m x 3.05m max)

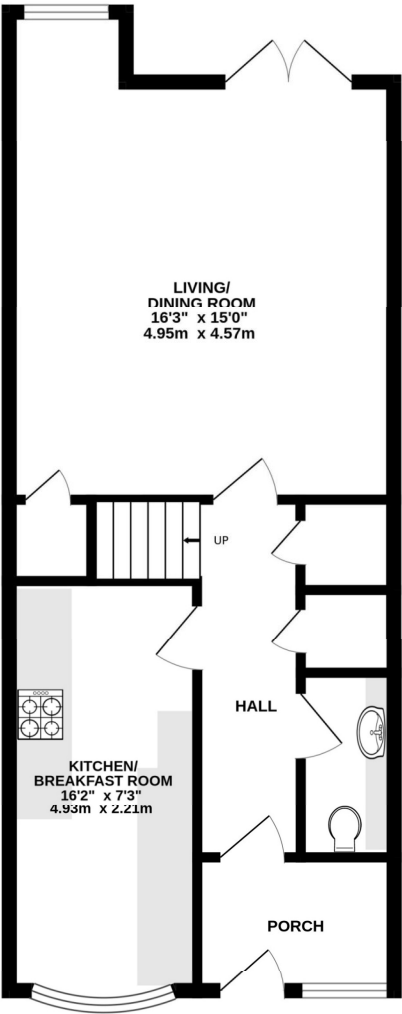
Shower Room/WC - 7'7" x 6' max (2.3m x 1.83m max)

Garden - Approx. 35ft

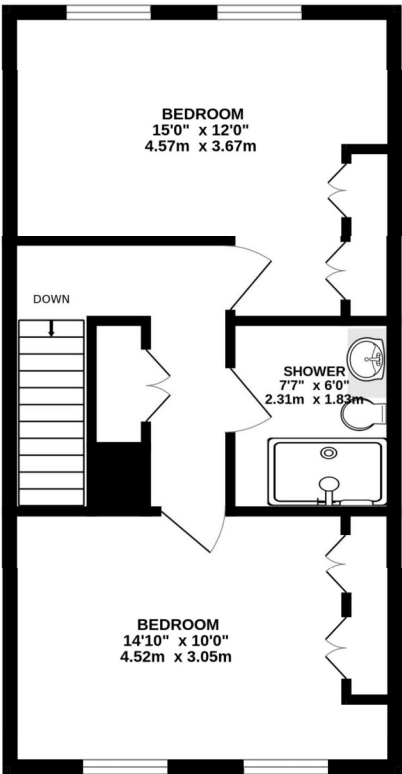
Roberts Close, Cheam SM3 8AD

INTERNAL FLOOR AREA (APPROX.) 995 sq ft/ 92.4sq m

Garden extends to 35' (10.67m) 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	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

