



**ANNE BOLEYN'S WALK, CHEAM, SUTTON, SM3**  
**£895,000 FREEHOLD**

**A GORGEOUS TUDOR STYLE SEMI-DETACHED  
FAMILY HOME SITUATED IN A SOUGHT-AFTER  
ROAD IN THE HEART OF CHEAM VILLAGE**

**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
- 2 Reception Rooms
- Kitchen/Diner
- Bathroom
- Garage
- Outdoor Storage
- Garden approx. 90ft
- Set in the Heart of the Village
- No Onward Chain
- Council Tax Band F
- EPC Rating E

## DESCRIPTION

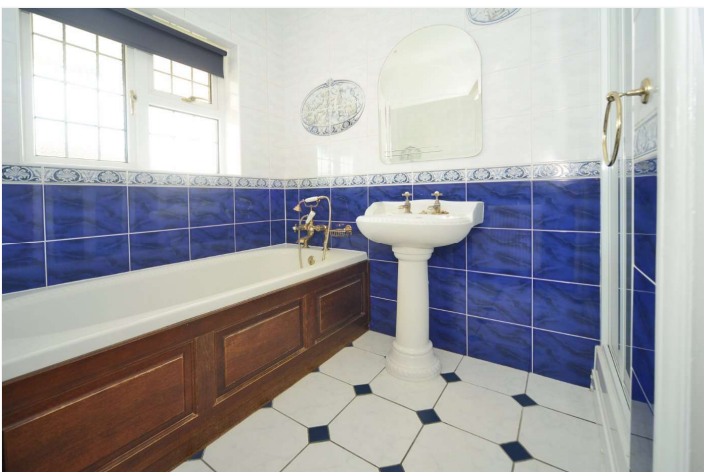
An extremely spacious, Tudor style, semi-detached family home, located on one of Cheam's most sought-after roads, in the heart of the village and benefitting from a 90ft approx. rear garden, off street parking for several cars and scope for extension stpp.

The area boasts well-regarded education facilities including Nonsuch High School for Girls, St Dunstan's Cheam CofE Primary School and Cuddington Croft Primary School. Several transport links are close by including Cheam railway station, providing fast and frequent services into Central London.

Accommodation includes a large reception hall, dining room, living room, kitchen/breakfast room, three double bedrooms, a family bath/shower room and separate WC. The property offers large room sizes and is beautifully presented throughout. Features of note include the turning staircase with dual aspect windows, parquet flooring to the reception hall, bay windows to the front and rear aspects, a gorgeous living room with French doors onto the rear garden and a well-appointed kitchen with attractive units, space for a range oven, integrated appliances and a breakfast bar.

Externally, the frontage offers huge kerb appeal with its Tudor style timbers and attractive storm porch. The driveway provides access to the detached garage and side access to the garden. The rear garden is absolutely stunning and extends to approximately 90 feet with mature trees and shrubs, includes a large patio perfect for alfresco dining and plenty of storage within the outbuildings.

No onward chain.



## ACCOMMODATION

### Reception Hall

Living Room - 15'7" x 14'11" max (4.75m x 4.55m max)

Dining Room - 15'10" x 11'10" max (4.83m x 3.6m max)

Kitchen/Diner - 14'9" x 9'3" max (4.5m x 2.82m max)

Bedroom - 16' x 11'10" max (4.88m x 3.6m max)

Bedroom - 15'7" x 14'11" max (4.75m x 4.55m max)

Bedroom - 11'3" x 9'3" max (3.43m x 2.82m max)

Bathroom - 8'8" x 6' max (2.64m x 1.83m max)

### Separate WC

Garage - 16' x 7'7" max (4.88m x 2.3m max)

Outdoor Storage - 8'2" x 6'4" max (2.5m x 1.93m max)

Garden - Approx. 90ft

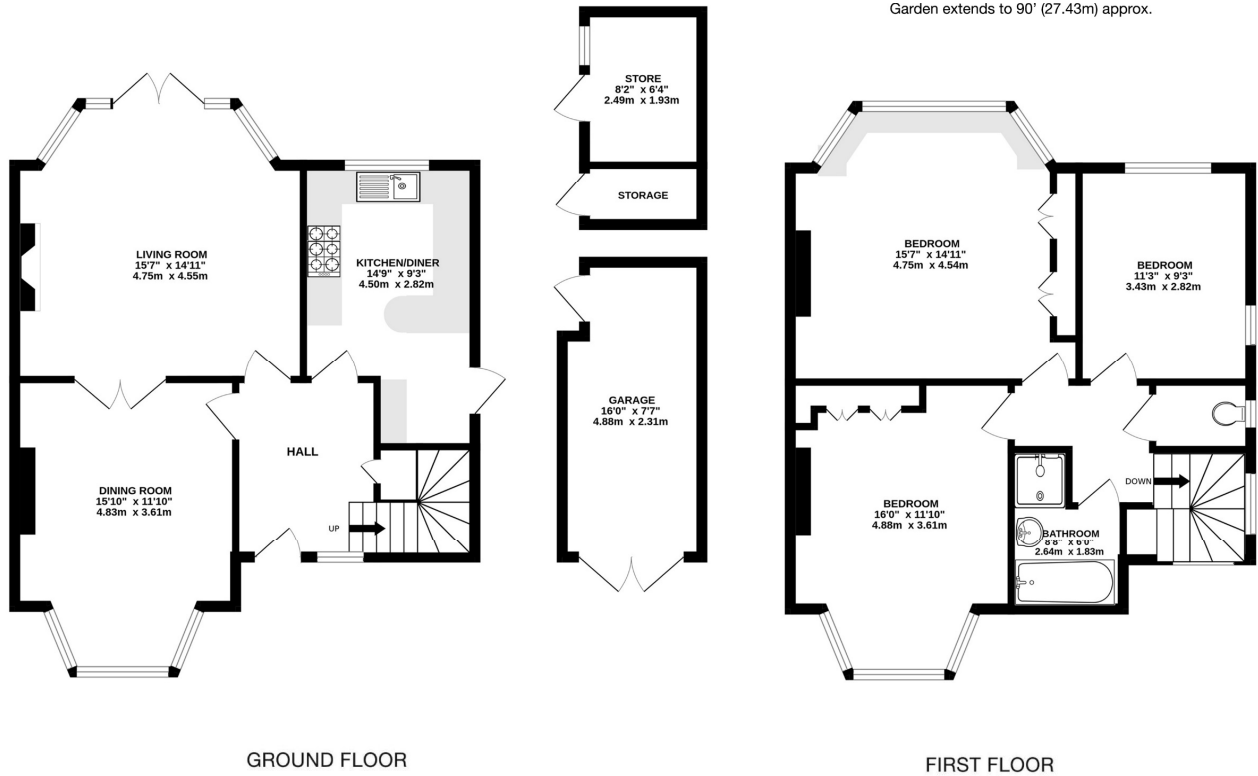
Anne Boleyn's Walk, Cheam SM3 8DF

INTERNAL FLOOR AREA (APPROX.)

1440 sq ft/ 133.7 sq m

Including outbuildings

Garden extends to 90' (27.43m) 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 © 2023.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

