

EVESHAM CLOSE, CHEAM, SUTTON, SM2
£675,000 FREEHOLD

A FOUR DOUBLE BEDROOM LINK-DETACHED FAMILY HOME, IDEALLY LOCATED NEAR WELL-REGARDED SCHOOLS AND EXCELLENT TRANSPORT LINKS

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- Four Double Bedrooms
- Spacious Living Room
- Dining Room
- Kitchen
- Downstairs Shower/WC
- Upstairs Family Bathroom
- Attractive Rear Garden
- Garage
- Driveway
- Close to Several Well-Regarded Schools

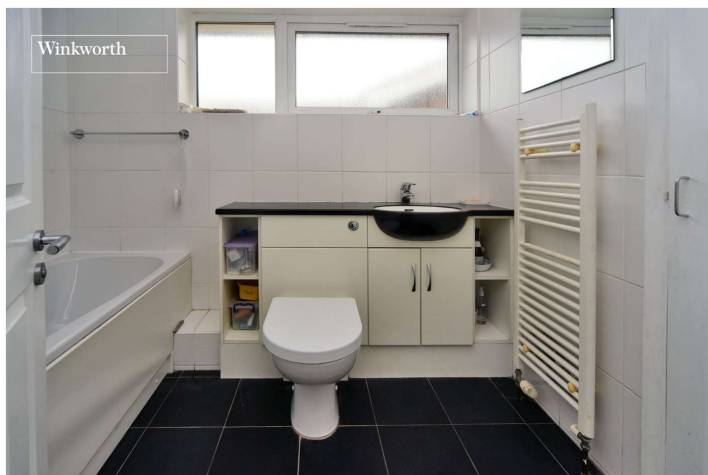
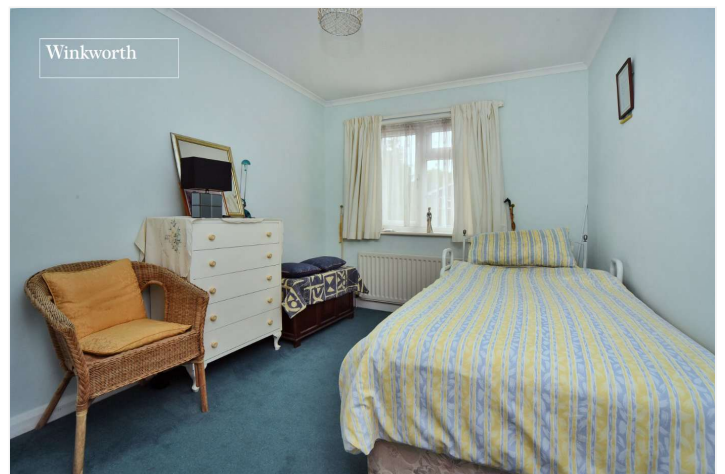
DESCRIPTION

Nestled in a quiet cul-de-sac and ideally positioned within easy reach of both Cheam Village and Sutton town centre, this well-presented link-detached family home features four double bedrooms, a well-maintained southerly aspect rear garden, and ample off-street parking.

Cheam Village boasts a charming selection of shops, restaurants, and historic parkland, while Sutton town centre provides a more extensive range of high street retailers and supermarkets. The property is well located for commuters, with both Cheam and Sutton train stations offering fast and frequent services into Central London, alongside a variety of bus routes to surrounding areas. Families seeking well-regarded education have the choice of several schools in the borough including Homefield Prep School, St Dunstan's Primary School and Avenue Primary Academy.

The accommodation comprises a welcoming entrance hall with a convenient downstairs shower room/WC, a spacious living room with double doors opening onto the rear garden, a separate dining room to the front, a fully fitted kitchen, four double bedrooms and a family bathroom.

Outside, the southerly aspect rear garden features a lawn surrounded with mature shrubs and planting, a patio area ideal for al fresco dining, and direct access to an extended garage. The front of the property benefits from a block-paved driveway offering off-street parking.



ACCOMMODATION

Entrance Hall

Living Room - 18'11" x 12'5" max (5.77m x 3.78m max)

Dining Room - 11'3" x 10' max (3.43m x 3.05m max)

Kitchen - 9'1" x 8'7" max (2.77m x 2.62m max)

Downstairs Shower/WC

Bedroom - 12'4" x 10'2" max (3.76m x 3.1m max)

Bedroom - 11'4" x 10'2" max (3.45m x 3.1m max)

Bedroom - 12'4" x 8'7" max (3.76m x 2.62m max)

Bedroom - 11'4" x 8'6" max (3.45m x 2.6m max)

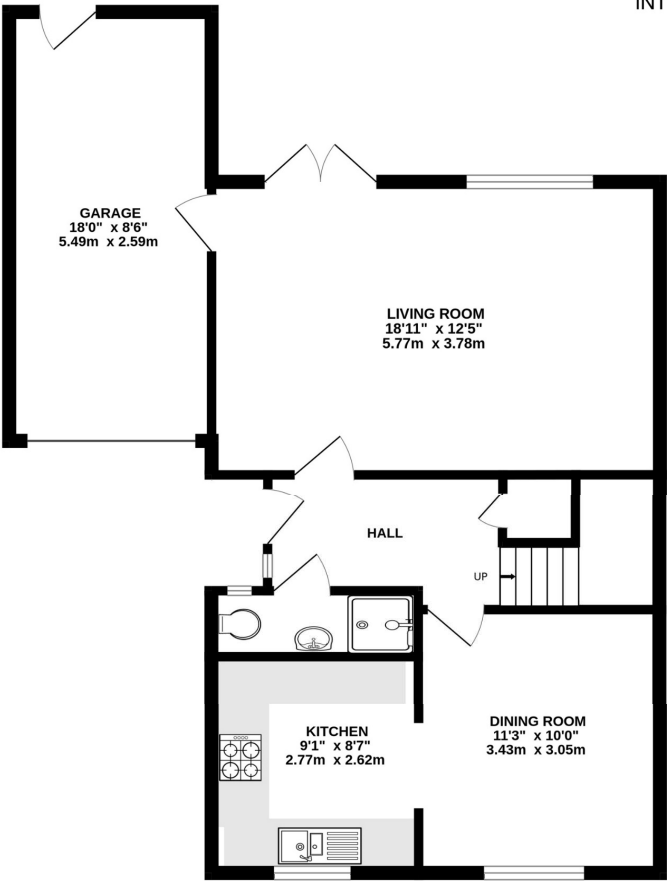
Family Bathroom - 7'9" x 5'10" max (2.36m x 1.78m max)

Garden - Approx. 35ft

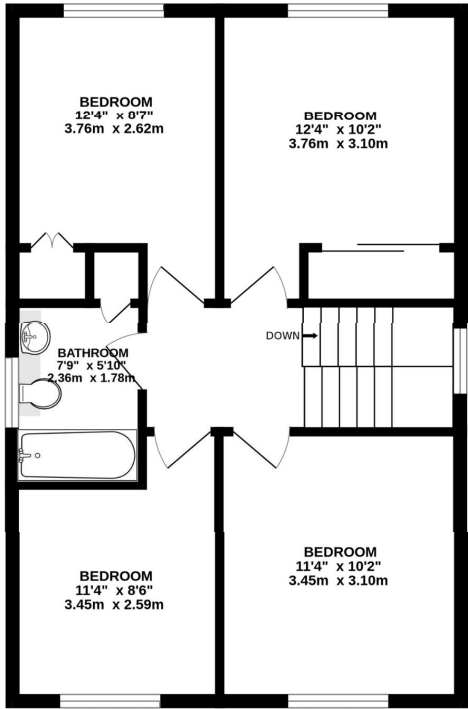
Garage - 18' x 8'6" max (5.49m x 2.6m max)

Evesham Close, Cheam SM2 6HP

INTERNAL FLOOR AREA (APPROX.) 1260 sq ft/ 117.0 sq m
Including Garage
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 © 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		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

