



DEVON ROAD, CHEAM, SUTTON, SM2
£800,000 FREEHOLD

A SUBSTANTIAL THREE DOUBLE BEDROOM FAMILY HOME IDEALLY SITUATED IN A HIGHLY SOUGHT AFTER ROAD CLOSE TO CHEAM VILLAGE

Winkworth

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winkworth.co.uk

See things differently



AT A GLANCE

- 3 Double Bedrooms
- Living Room
- Dining Room
- Kitchen And Breakfast Room
- Downstairs WC
- Utility Area
- Family Shower Room
- Garden approx. 100ft
- Garage
- No Onward Chain
- Council Tax Band F
- EPC Rating D

DESCRIPTION

A substantial semi-detached family home featuring an approx. 100ft rear garden, significant scope for extension stpp and a location within a highly sought after road close to Cheam Village. The village provides a variety of shops, restaurants and transport links including Cheam train station and several bus routes to surrounding areas.

Accommodation to the ground floor comprises two large reception rooms, a breakfast room, kitchen, utility area and downstairs WC. Upstairs, the property benefits from three well-proportioned double bedrooms and a family shower room.

Externally, the rear garden extends to approximately 100ft and is mostly laid to lawn with summer house/storage shed. To the front, the driveway provides ample off-street parking and gives access to the garage.

The area boasts well-regarded education facilities such as Cuddington Croft Primary School, St Dunstan's Cheam CofE Primary School, and Nonsuch High School for Girls. Families will benefit from lots of amenities including leisure centres, parks and tennis and cricket clubs.

No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 16'1" x 12'1" max (4.9m x 3.68m max)

Dining Room - 14' x 12' max (4.27m x 3.66m max)

Breakfast Room - 11' x 9'3" max (3.35m x 2.82m max)

Kitchen - 11'5" x 9'3" max (3.48m x 2.82m max)

Downstairs WC

Utility Area

Bedroom - 17' x 12' max (5.18m x 3.66m max)

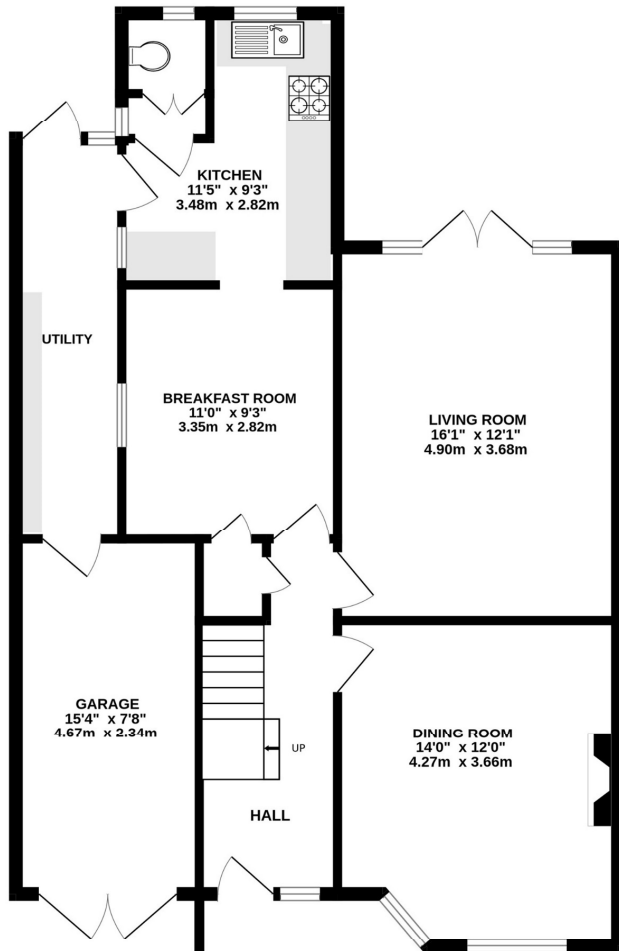
Bedroom - 13'4" x 12' max (4.06m x 3.66m max)

Bedroom - 14' x 9'3" max (4.27m x 2.82m max)

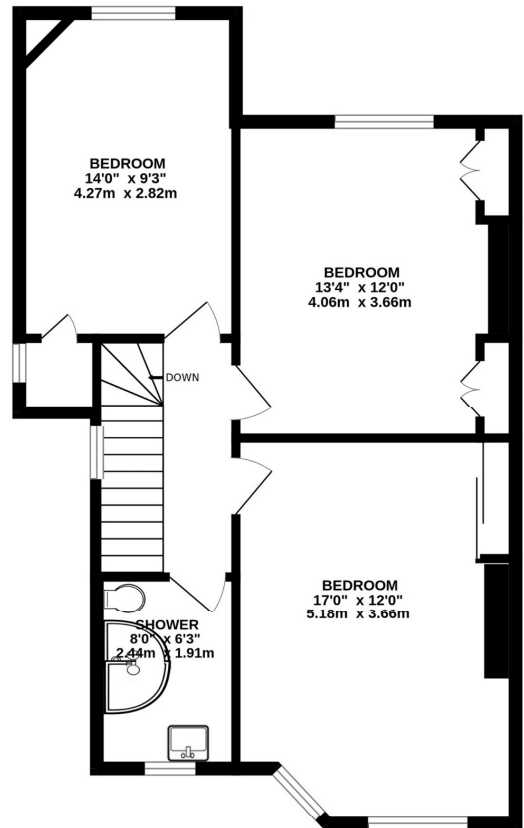
Family Shower Room - 8' x 6'3" max (2.44m x 1.9m max)

Garden - Approx. 100ft

Garage - 15'4" x 7'8" max (4.67m x 2.34m max)



GROUND FLOOR



FIRST FLOOR

Devon Road, Cheam SM2 7PE
 INTERNAL FLOOR AREA (APPROX.) 1460 sq ft/ 135.6 sq m
 Garden extends to 100' (30.48m) 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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

