



DEVON ROAD, CHEAM, SUTTON, SM2
£950,000 FREEHOLD

**THE PERFECT HOME FOR FAMILIES AND COMMUTERS,
LOCATED JUST OVER HALF A MILE FROM CHEAM VILLAGE,
CHEAM STATION AND NONSUCH HIGH SCHOOL**

Winkworth

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AT A GLANCE

- Close to Cheam Village & Train Station
- Detached Family Home
- No Onward Chain
- 4 Double Bedrooms
- Spacious Living Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Downstairs WC
- Family Bathroom
- Separate WC
- Garage
- Garden approx. 100ft
- Council Tax Band G
- EPC Rating D

DESCRIPTION

This desirable four bedroom detached family home is set in a highly sought after location in the heart of South Cheam and provides potential to extend to the side, rear and into the loft, subject to the usual consents. The village centre, with its wide choice of shops and restaurants, is just over half a mile away, as is Cheam train station which offers commuter services into London Bridge and Victoria. Several well-regarded schools are within easy reach including Cuddington Croft Primary, St Dunstan's CofE Primary and Nonsuch High School for Girls. Both Cuddington Golf Club and Banstead Downs Golf Club are also close by.

The property presents the ideal family home due to its convenient location, spacious room sizes and large garden. Although requiring modernisation, it has an appealing ambiance and has been a much loved home for many years.

The accommodation comprises reception hall, spacious living room, separate dining room, large kitchen/breakfast room, utility room with WC, four double bedrooms and a family bathroom with separate WC.

Externally to the front, the driveway provides ample off street parking, access to the garage plus side access. The attractive rear garden is approx. 100ft in length and mainly laid to lawn surrounded by mature ornamental trees and shrubs.



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ACCOMMODATION

Reception Hall

Living Room - 17'1" x 14'4" max (5.2m x 4.37m max)

Dining Room - 16'4" x 12'4" max (4.98m x 3.76m max)

Kitchen/Breakfast Room - 17'5" x 11'8" max (5.3m x 3.56m max)

Utility Room

Downstairs WC

Bedroom - 15'4" x 14'4" max (4.67m x 4.37m max)

Bedroom - 12'1" x 9'5" max (3.68m x 2.87m max)

Bedroom - 14'1" x 12'3" max (4.3m x 3.73m max)

Bedroom - 12'1" x 9'5" max (3.68m x 2.87m max)

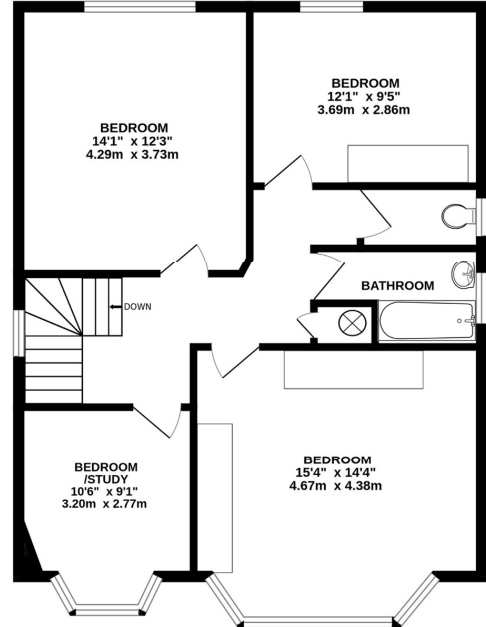
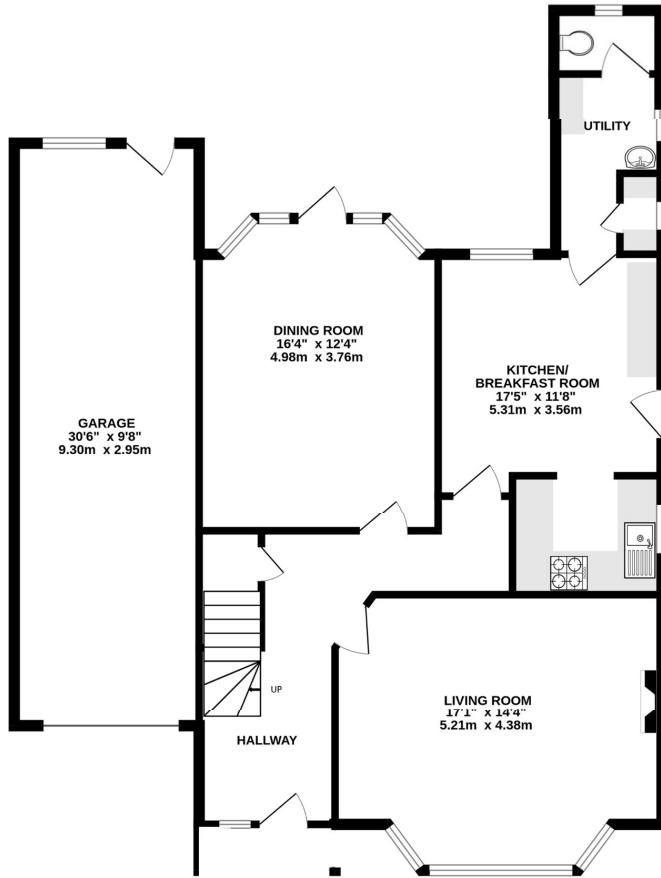
Family Bathroom

Separate WC

Garage - 30'6" x 9'8" max (9.3m x 2.95m max)

Garden - Approx. 100ft

Devon Road, Cheam
 INTERNAL FLOOR AREA
 (APPROX.) 1905 sq ft/ 177.0 sq m
 Garden extends to 100' (30.48m) approx.



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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 © 2021.

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		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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