



**TUDOR CLOSE, CHEAM, SUTTON, SM3**  
**£750,000 FREEHOLD**

**A SUPERB FAMILY HOME FEATURING THREE DOUBLE BEDROOMS AND A 100FT APPROX. REAR GARDEN SITUATED CLOSE TO CHEAM PARK AND CHEAM VILLAGE**

**Winkworth**

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## AT A GLANCE

- No Onward Chain
- Scope To Extend STPP
- 3 Double Bedrooms
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom/WC
- Family Bathroom
- Garden approx. 100ft
- Detached Garage
- Large In and Out Driveway
- Walking Distance to Cheam Park
- Close to Cheam Village and Cheam Train Station
- Council Tax Band E
- EPC Rating D

## DESCRIPTION

Benefitting from no onward chain, this very well-presented, three double bedroom, semi-detached family home offers significant scope for extension stpp, a 100ft approx. rear garden, off street parking for several cars and is situated within walking distance of Cheam Park, Cheam Village and Cheam railway station.

The local village offers a variety of amenities including shops, bars, restaurants, bus routes to surrounding areas such as Sutton, Kingston and Heathrow and a train station which provides fast and frequent services into Central London.

Education in the area is highly regarded and includes grammar schools such as Nonsuch High School for Girls and Sutton Grammar. Nearby primary schools include St Dunstan's, Cuddington Croft, Cheam Park Farm and secondary schools include the Ofsted 'Outstanding' Cheam High School.

The property is set over approx. 1100 sq ft and comprises a spacious living room with feature fireplace and double doors overlooking the rear garden, a front aspect dining room with large bay window, a kitchen/breakfast room, downstairs cloakroom/WC, three double bedrooms and a very spacious family bathroom with walk in shower.

Externally, the Southerly aspect rear garden is mostly laid to lawn with an extra area at the end of the garden and a patio area ideal for outside dining. To the front, there is a large driveway which gives access to the garage.

Families looking for potential to extend, perhaps now or in the future, may be interested in reviewing the plans drawn up by the current owner, which did result in planning permission being granted in 2015 (reference A2015/73360).



## ACCOMMODATION

### Entrance Hall

Living Room - 15' x 12'7" max (4.57m x 3.84m max)

Dining Room - 12'5" x 12'4" max (3.78m x 3.76m max)

Kitchen - 11'2" x 9'1" max (3.4m x 2.77m max)

### Cloakroom/WC

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

Bedroom - 12'10" x 12'1" max (3.9m x 3.68m max)

Bedroom - 10'4" x 9'7" max (3.15m x 2.92m max)

Family Bathroom - 9'7" x 9'3" max (2.92m x 2.82m max)

Garden - Approx. 100ft

Garage - 14'6" x 8'2" max (4.42m x 2.5m max)

Large Driveway

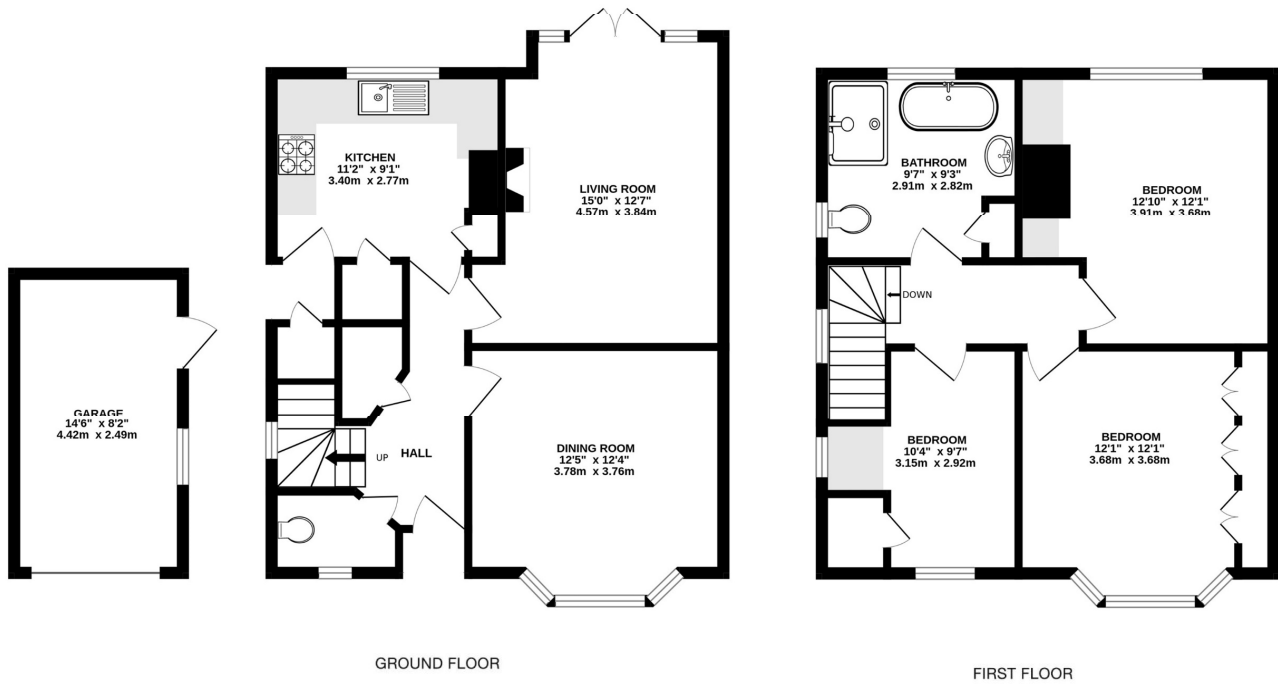


## Tudor Close, Cheam SM3 8QS

INTERNAL FLOOR AREA (APPROX.) 1100 sq ft/ 102.0 sq m

Excluding Garage

Garden extends to 100' (30.48m) approx.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</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	

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