



**GAINSBOROUGH TERRACE, MANOR ROAD, CHEAM, SM2**  
**OIEO £575,000 FREEHOLD**

**A SPACIOUS FAMILY HOME LOCATED WITHIN EASY REACH OF TRAINS INTO CENTRAL LONDON, CHEAM VILLAGE CENTRE AND WELL-REGARDED SCHOOLS**

**Winkworth**

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## AT A GLANCE

- South Cheam Location
- No Onward Chain
- 3 Bedrooms
- Downstairs Office
- Ground Floor Shower/WC
- Spacious Living Room
- Separate Dining Room
- Fitted Kitchen
- Family Bathroom
- Integral Garage
- Council Tax Band D
- EPC Rating D

## DESCRIPTION

A three bedroom family home featuring three good sized bedrooms, a spacious living room with wide balcony and a ground floor office with WC and shower facilities. The location is within easy reach of Cheam Village with its numerous shops, bars, and restaurants, plus transport links including Cheam railway station. Numerous well-regarded schools are also close by and include Cuddington Croft Primary School, Cheam High and Nonsuch High School for Girls.

The accommodation on the ground floor provides a third bedroom/study, the office with adjacent shower/WC and internal access to the large integral garage. The upper floors then provide further living and sleeping space with a well-proportioned living room, separate dining room and kitchen set on the first floor, and two additional bedrooms alongside the family bathroom on the second floor.

Particular features include the modern fitted kitchen with plenty of cupboard and work space, fitted wardrobes to the second floor bedrooms and the balcony to the living room which attractively spans the entire frontage and is accessed by two sets of French doors.

Externally, there is vehicular access to the side of the property, leading to the integral the garage.





## ACCOMMODATION

### Entrance Hall

**Office** - 11'7" x 7'3" max (3.53m x 2.2m max)

### Utility/WC

**Bedroom** - 9'4" x 8'3" max (2.84m x 2.51m max)

**Living Room** - 15'6" x 11'7" max (4.72m x 3.53m max)

**Dining Room** - 12'3" x 8' max (3.73m x 2.44m max)

**Kitchen** - 12'3" x 6'8" max (3.73m x 2.03m max)

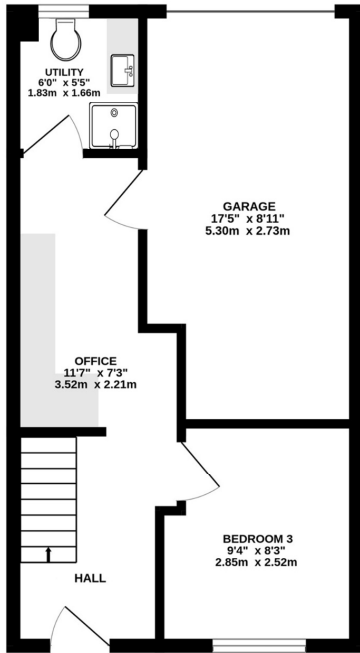
**Bedroom** - 15' x 11'10" max (4.57m x 3.6m max)

**Bedroom** - 12'4" x 8'6" max (3.76m x 2.6m max)

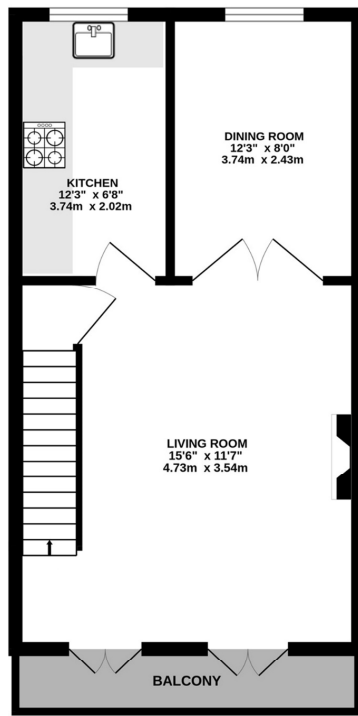
**Bathroom** - 12'4" x 6'1" max (3.76m x 1.85m max)

**Integral Garage** - 17'5" x 8'11" max (5.3m x 2.72m max)

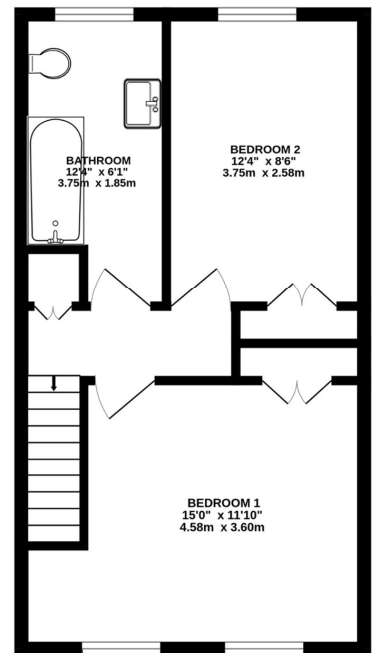




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**Manor Road, Cheam SM2 7AE**

INTERNAL FLOOR AREA (APPROX.) 1184 sq ft/ 110.0 sq m

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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		56	81
England, Scotland & Wales		EU Directive 2002/91/EC	

