



**LONDON ROAD, CHEAM, SUTTON, SM3**  
**£725,000 FREEHOLD**

**A SUBSTANTIAL THREE BEDROOM DETACHED BUNGALOW  
BENEFITTING FROM A 100FT APPROX. REAR GARDEN LOCATED  
WITHIN WALKING DISTANCE OF NONSUCH PARK**

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See things differently



## AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room/3rd Bedroom
- Conservatory
- Shower Room/WC
- Garage
- Off Street Parking
- Approx. 100ft Rear Garden
- Walking Distance of Bus Stops
- Easy Reach of Shops & Restaurants
- Council Tax Band E
- EPC Rating D

## DESCRIPTION

A substantial, three bedroom detached bungalow benefiting from a tucked away cul-de-sac location within easy reach of local shops, restaurants and the historic Nonsuch Park. The convenient setting, close to bus routes towards surrounding towns with train stations serving central London, plus the spacious room sizes and 100ft rear garden, will create interest for families, commuters and also downsizers.

The accommodation comprises living room, conservatory, kitchen, family shower room, two double bedrooms and a well-proportioned dining room which can also be utilised as a further double bedroom. The property is well-presented throughout and features a large, modern fitted kitchen.

Externally, the driveway provides ample off-street parking plus access to the garage. The attractive rear garden is approx. 100ft in length, high fence enclosed for privacy and mainly laid to lawn with mature trees and shrubs. A patio set to the side of the bungalow, reached from the conservatory, has a pergola overhead creating the ideal space for outside dining and relaxing.

The local area has lots to offer including leisure centres, well-regarded schools, doctors surgeries, dentists and several bus services to Cheam Village, Worcester Park, Epsom, Sutton and also Morden with its underground station. The zone 4 train station at Worcester Park provides fast and frequent services into London Waterloo, whilst Cheam Village serves London Bridge and Victoria. There is also an express bus service to Croydon and Heathrow.

No Onward Chain.



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## ACCOMMODATION

**Entrance Hall**

**Living Room** - 20' x 13' max (6.1m x 3.96m max)

**Conservatory** - 12' x 9'2" max (3.66m x 2.8m max)

**Dining Room/3rd Bedroom** - 13' x 9'6" max (3.96m x 2.9m max)

**Kitchen** - 13'3" x 10'6" max (4.04m x 3.2m max)

**Bedroom** - 14'6" x 13'1" max (4.42m x 4m max)

**Bedroom** - 17'3" x 8'4" max (5.26m x 2.54m max)

**Bathroom** - 9'2" x 7'5" max (2.8m x 2.26m max)

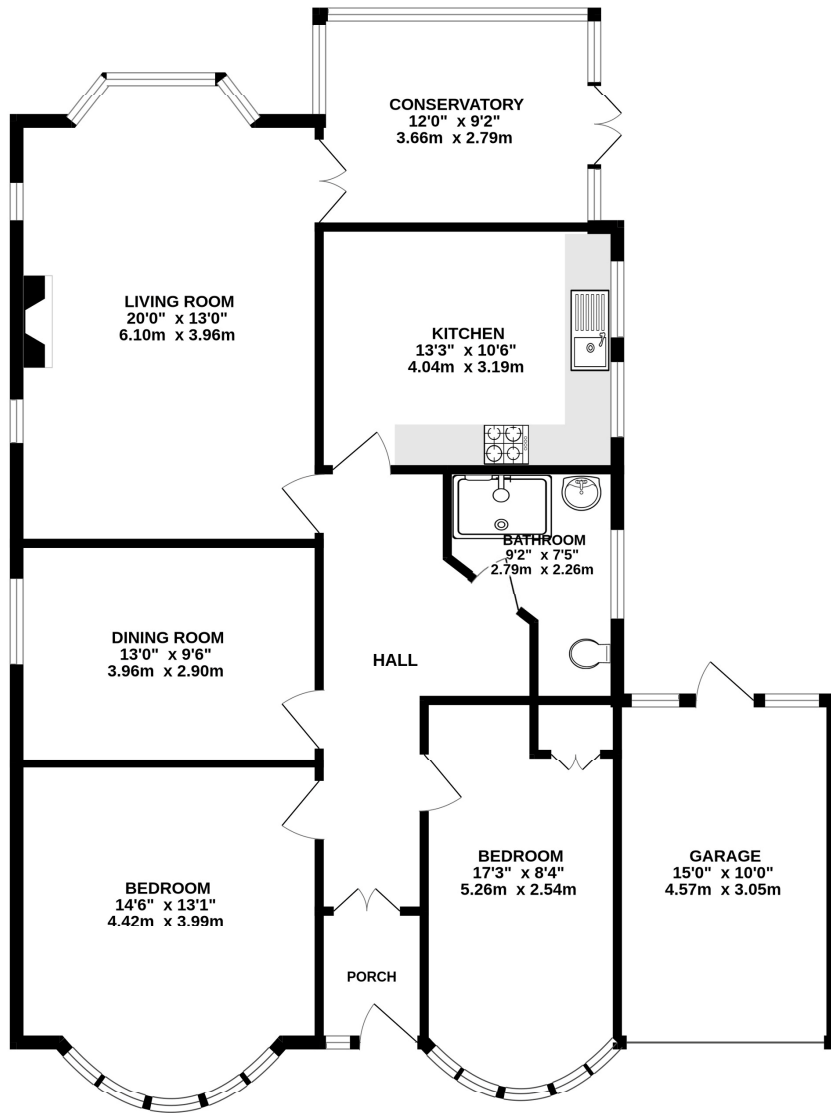
**Garage** - 15' x 10' max (4.57m x 3.05m max)

**Garden** - Approx. 100ft

**Off Street Parking**



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**London Road, Cheam SM3 8JF**

INTERNAL FLOOR AREA (APPROX.) 1200 sq ft / 117.0 sq m

Garden extends to 100' (30.4m) 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 © 2024.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>57</b>	
(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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