



NORTHEY AVENUE, CHEAM, SUTTON, SM2
OIEO £1,000,000 FREEHOLD

A WONDERFUL DETACHED PROPERTY FEATURING LARGE ROOM SIZES THROUGHOUT SET WITHIN EASY REACH OF CHEAM VILLAGE



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AT A GLANCE

- Scope for Extension STPP
- 4 Double Bedrooms
- Spacious Kitchen
Breakfast Room
- Living Room
- Separate Dining Room
- Large Reception Hall with
Cloakroom/WC
- Family Bathroom
- Garden approx. 123ft
- Driveway to Garage
- Easy Reach of Cheam
Village
- Council Tax Band F
- EPC Rating D

DESCRIPTION

This extremely spacious detached property is located within easy reach of Cheam Village, Cheam train station and a variety of well-regarded schools, and will provide the ideal family home for those seeking large room sizes and a sought-after residential area.

Cheam Village offers a wide range of amenities including shops, bars, restaurants, picturesque parkland at Nonsuch Park and Cheam Park and numerous bus routes to surrounding areas. Commuters will also have the choice of Ewell East train station, as well as Cheam, both providing fast and frequent services into Central London.

The accommodation consists of a useful entrance porch leading through to a large reception hall, a front aspect living room with bay window and feature fireplace, a spacious dining room overlooking the rear garden, a modern fitted kitchen/breakfast room, downstairs WC, four well-proportioned double bedrooms and a family bathroom.

Externally, the beautifully maintained rear garden extends to approximately 123ft, is high fence enclosed and includes a large patio area ideal for outside dining and socialising with friends and family.

The property offers significant scope for extension and already has planning permission in place, if required. See link below.

<https://planningregister.sutton.gov.uk/online-applications/applicationDetails.do?keyVal=QV3DA7KCIVU00&activeTab=summary>



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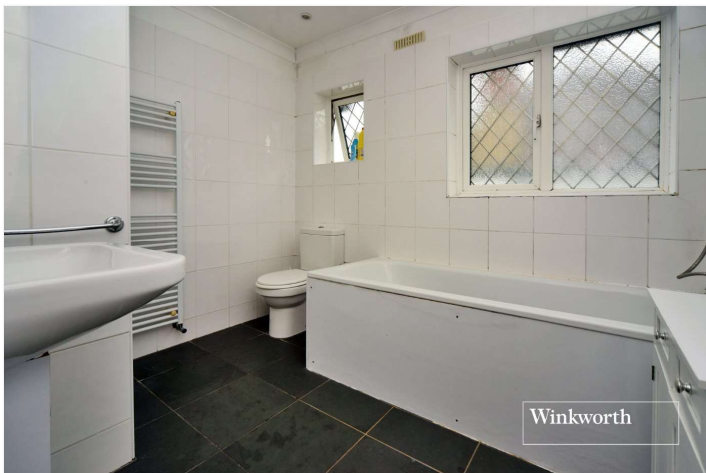
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ACCOMMODATION

Reception Hall

Kitchen - 17'10" x 9'6" max (5.44m x 2.9m max)

Living Room - 17' x 12'10" max (5.18m x 3.9m max)

Dining/Family Room - 17'6" x 12'10" max (5.33m x 3.9m max)

Cloakroom/WC

Bedroom - 17'10" x 13'2" max (5.44m x 4.01m max)

Bedroom - 13'2" x 13'2" max (4.01m x 4.01m max)

Bedroom - 16' x 13'2" max (4.88m x 4.01m max)

Bedroom - 9'6" x 8'8" max (2.9m x 2.64m max)

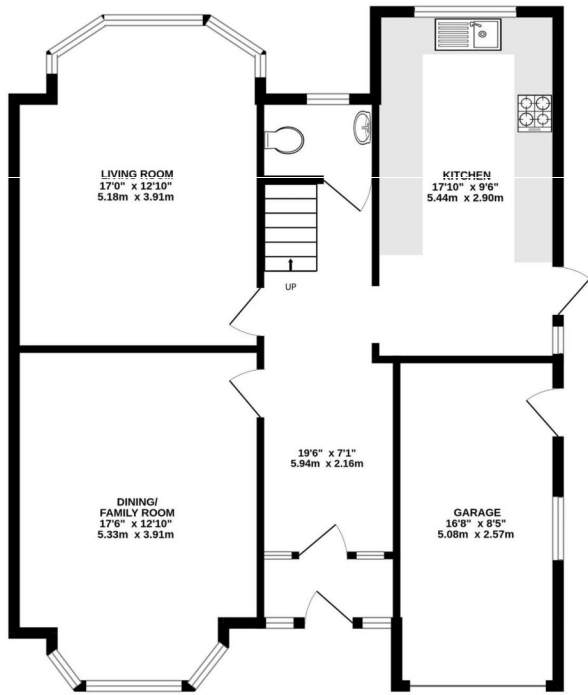
Family Bathroom - 9'6" x 9' max (2.9m x 2.74m max)

Garden - Approx. 123ft

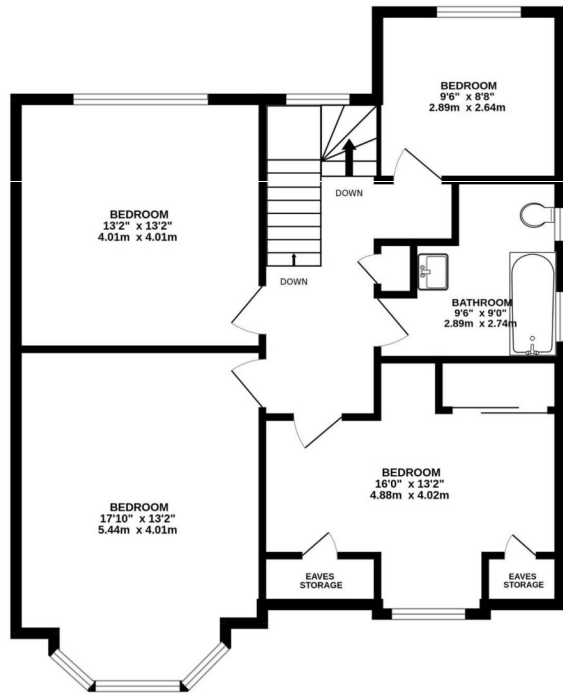
Garage - 16'8" x 8'5" max (5.08m x 2.57m max)

Driveway

Northey Avenue, Cheam SM2 7HQ
 INTERNAL FLOOR AREA (APPROX.) 1810 sq ft/ 168.2 sq m
 Garden extends to 123' (37.5m) approx.



GROUND FLOOR



FIRST FLOOR

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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.

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	63	
(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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