



**WORCESTER ROAD, SUTTON, SM2**  
**£575,000 FREEHOLD**

**A SPACIOUS, FOUR DOUBLE BEDROOM PROPERTY  
CLOSE TO WELL-REGARDED SCHOOLS AND CHEAM  
MAINLINE TRAIN STATION**

**Winkworth**

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## AT A GLANCE

- No Onward Chain
- Link-Detached
- 4 Bedrooms
- Kitchen/Breakfast Room
- Living/Dining Room
- Ground Floor WC
- Family Bathroom
- Garage
- Manageable Sized Garden
- Council Tax Band E
- EPC Rating D

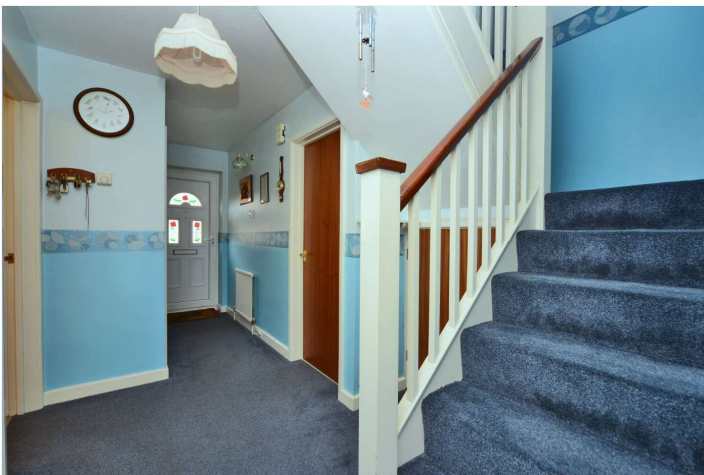
## DESCRIPTION

A four double bedroom, detached family home benefitting from large room sizes, a manageable rear garden and a location ideal for commuters and families alike. Both Cheam and Sutton mainline train stations are within easy reach and offer services into central London, whilst local education includes the well regarded Nonsuch High School for Girls and Sutton Grammar for Boys. Downsizers will also be impressed by the spacious layout and convenient setting within easy reach of Cheam Village.

The accommodation includes a good sized kitchen/breakfast room, spacious living/dining room with doors onto the garden, a useful downstairs WC, four double bedrooms and a family bathroom.

The house is likely to be modernized by the new owner, however, the presentation is clean and tidy and offers a liveable option whilst updating.

Externally, the front garden is laid to lawn with the driveway providing off street parking and access to the garage. To the rear, the garden is fence enclosed and laid to patio and lawn with mature trees and shrubs. The size of the garden offers a manageable option for those looking for outdoor relaxation rather than hours of gardening!



## ACCOMMODATION

Entrance Hall

Kitchen/Breakfast Room - 16'2" x 8'3" max (4.93m x 2.51m max)

Living/Dining Room - 18'3" x 11'5" max (5.56m x 3.48m max)

Ground Floor WC

Bedroom - 11'7" x 9'11" max (3.53m x 3.02m max)

Bedroom - 10'2" x 9'6" max (3.1m x 2.9m max)

Bedroom - 10'2" x 8'7" max (3.1m x 2.62m max)

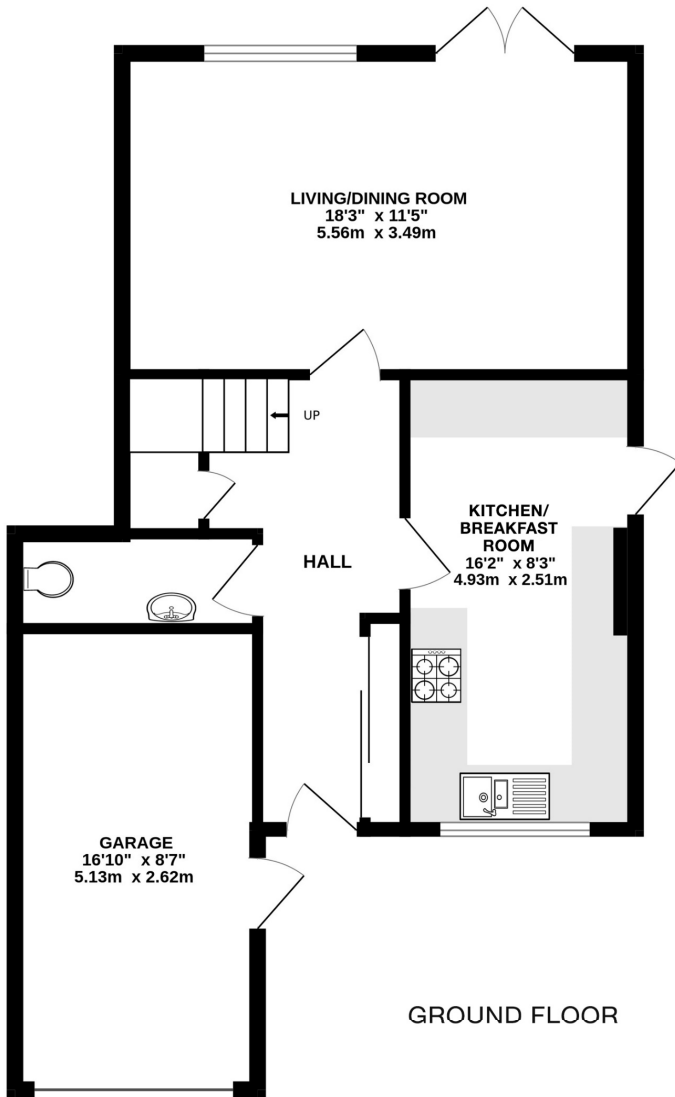
Bedroom - 11'7" x 8' max (3.53m x 2.44m max)

Bathroom - 7'7" x 5'8" max (2.3m x 1.73m max)

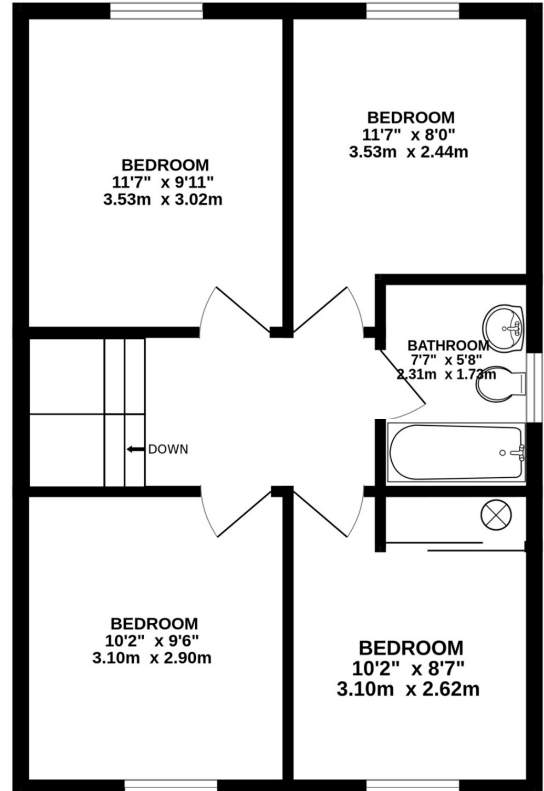
Garage - 16'10" x 8'7" max (5.13m x 2.62m max)

Garden - Approx. 35ft





GROUND FLOOR



FIRST FLOOR

**Worcester Road, Sutton SM2 6QJ**  
INTERNAL FLOOR AREA (APPROX.) 1135 sq ft/ 105.4 sq m

Garden extends to 35' (10.67m) approx.

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.

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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>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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