



WICKHAM AVENUE, CHEAM, SUTTON, SM3
£1,100,000 FREEHOLD

AN IDEAL FAMILY HOME LOCATED ON A HIGHLY SOUGHT AFTER ROAD AND BENEFITTING FROM FIVE DOUBLE BEDROOMS AND SPACIOUS GROUND FLOOR ACCOMODATION

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AT A GLANCE

- 5 Bedrooms
- 3 Reception Rooms
- Kitchen and Breakfast Room/Diner
- Utility Room
- Cloakroom/WC
- Family Bathroom
- Shower Room/WC
- Garage
- Garden approx 105ft
- Council Tax Band F
- EPC Rating C

DESCRIPTION

A perfect example of a forever family home! Featuring five double bedrooms, two bathrooms, three reception rooms plus an open-plan kitchen diner, this wonderful home provides approximately 2250 sq ft of accommodation and, with further scope to extend stpp, is the ideal property for larger families or those simply looking for spacious living.

The property is situated on a highly sought after residential road and is close to Cheam Village with its many amenities including shops, bars and restaurants and several well-regarded schools including St Dunstan's Cheam CofE Primary School, Cheam Park Farm Primary Academy, Cheam High School and Nonsuch High School for Girls. Commuters have the choice of Cheam train station, West Sutton train station or several bus routes to surrounding areas such as Worcester Park, Kingston, and Morden. The new owners will also benefit from parkland at the nearby picturesque Nonsuch Park and swimming facilities at Cheam Leisure Centre.

The accommodation to the ground floor comprises a useful entrance porch, two spacious reception rooms overlooking the front with gorgeous bay windows, a good-sized family room with bi-folding doors onto the rear garden, a modern fitted kitchen with breakfast room/diner also benefitting from bi-folding doors, utility room and cloakroom/WC. Upstairs, there are five double bedrooms, four of which feature fitted wardrobes, the family bathroom with walk-in shower and another shower room.

Externally, the walled frontage is wide and offers off street parking for several vehicles, whilst also allowing access to the garage and side gate. The beautiful rear garden is well-kept, has lots of mature trees and shrubs for privacy, is high fence enclosed and extends to approximately 105ft. A large patio area provides the ideal space for socialising and outdoor dining.

The property offers further scope to extend subject to the usual planning consents.



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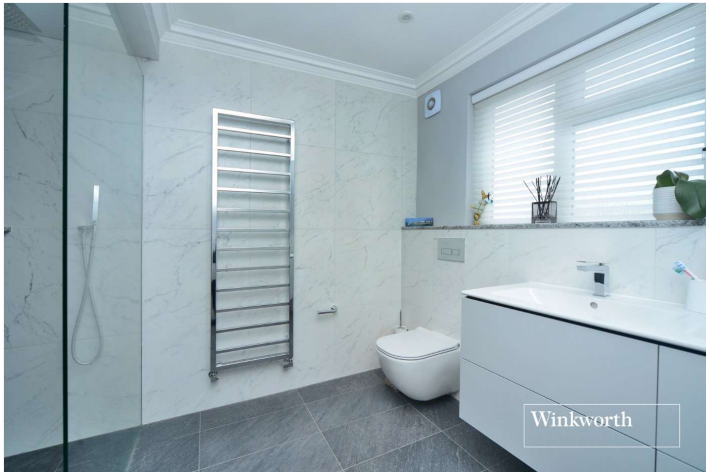
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ACCOMMODATION

Entrance Porch

Reception Hall

Living Room - 14'10" x 14'3" max (4.52m x 4.34m max)

Family Room - 15'7" x 11'9" max (4.75m x 3.58m max)

Kitchen/Breakfast Room - 24'7" x 18'8"30'1'10"ax (7.5m x 5.7m92max)

Utility Room

Cloakroom/WC - 10' x 6'9" max (3.05m x 2.06m max)

Dining Room - 15'5" x 12'9"max (4.7m x 3.89mmax)

Bedroom - 15'4" x 13'7" max (4.67m x 4.14m max)

Bedroom - 17'10" x 12' max (5.44m x 3.66m max)

Bedroom - 15'4" 9'3" max (4.67m 2.82m max)

Bedroom - 12'8" x 12' max (3.86m x 3.66m max)

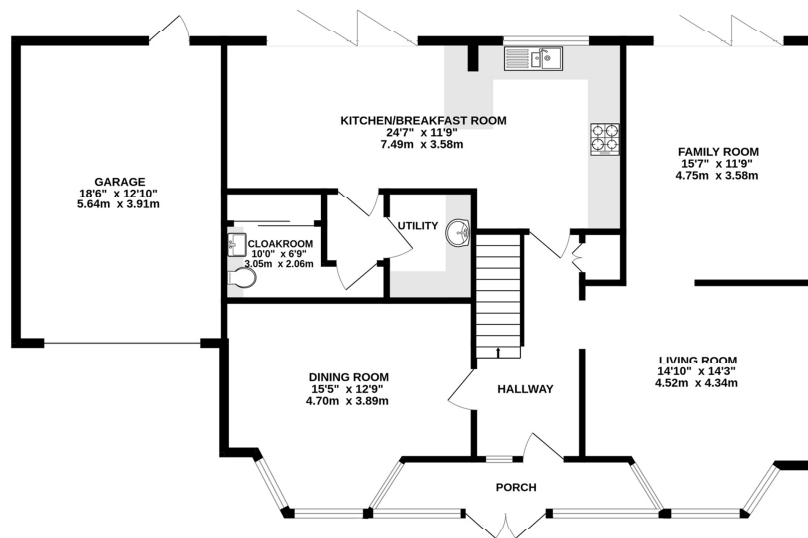
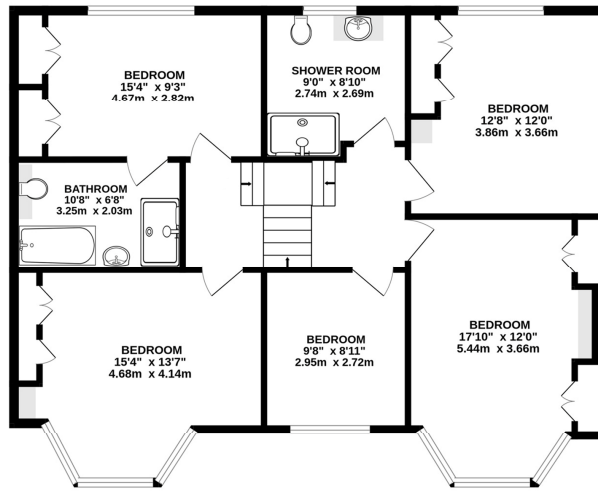
Bedroom - 9'8" x 8'11" max (2.95m x 2.72m max)

Family Bathroom - 10'8" x 6'8" max (3.25m x 2.03m max)

Shower Room/WC - 9' x 8'10" max (2.74m x 2.7m max)

Garage - 18'6" x 12'10" max (5.64m x 3.9m max)

Garden - Approx. 105ft



Wickham Avenue, Chream SM3 8DX
 INTERNAL FLOOR AREA (APPROX.) 2250 sq ft/ 209.0 sq m
 Garden extends to 105' (32.0m) 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.

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		81
(69-80)	C	69	
(55-68)	D		
(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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