



CORNWALL ROAD, CHEAM, SUTTON, SM2
£1,100,000 FREEHOLD

**A SUBSTANTIAL FOUR BEDROOM FAMILY HOME, SET
WITHIN EASY REACH OF BOTH CHEAM VILLAGE AND
SUTTON TOWN CENTRE**

Winkworth

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See things differently



AT A GLANCE

- Scope to Extend (STPP)
- No Onward Chain
- Sought After Location
- 4 Bedrooms
- Entrance Porch
- Living Room
- Dining Room
- Breakfast Room
- Kitchen
- Cloakroom/WC
- Family Bathroom
- Separate WC
- Garage
- Outside Utility/WC
- Outside Store
- Garden
- Council Tax Band G

DESCRIPTION

This substantial four bedroom family home is set within one of South Sutton's premier roads, within easy reach of both Cheam Village and Sutton town centre, each providing a comprehensive range of shops, restaurants amenities and transport links.

Numerous well-regarded schools are close by, including Avenue Primary Academy, Cuddington Croft Primary, Nonsuch High School for Girls, Sutton High School for Girls and Sutton Grammar for Boys. The area also offers an abundance of leisure facilities, including Banstead Downs and Cuddington golf clubs, Cheam Fields Tennis Club and both Nuffield and David Lloyd Health Clubs.

The property provides over 1800 square feet of accommodation arranged over two floors. On the ground floor you'll find a spacious reception room with large feature bay overlooking the garden, a large dining room with feature bay to the front and a fitted kitchen with separate breakfast room. Upstairs, there are four double bedrooms along with a family bathroom with separate WC.

Outside, the property benefits from front and rear gardens, with the latter extending to around 95 feet. A driveway provides access to a detached garage, whilst also providing ample off street parking.

The property also offers significant scope for extension and improvement, subject to the usual planning consents.



ACCOMMODATION

Entrance Porch

Reception Hall

Living Room - 18' x 12'3" max (5.49m x 3.73m max)

Dining Room - 15' x 14'6" max (4.57m x 4.42m max)

Breakfast Room - 13'3" x 10'4" max (4.04m x 3.15m max)

Kitchen - 10'7" x 9'2" max (3.23m x 2.8m max)

Cloakroom/WC

Bedroom - 15' x 15' max (4.57m x 4.57m max)

Bedroom - 14'8" x 12'2" max (4.47m x 3.7m max)

Bedroom - 10'7" x 10'3" max (3.23m x 3.12m max)

Bedroom - 11'6" x 8'6" max (3.5m x 2.6m max)

Family Bathroom - 6'7" x 6'3" max (2m x 1.9m max)

Separate WC

Garage - 17'2" x 9'5" max (5.23m x 2.87m max)

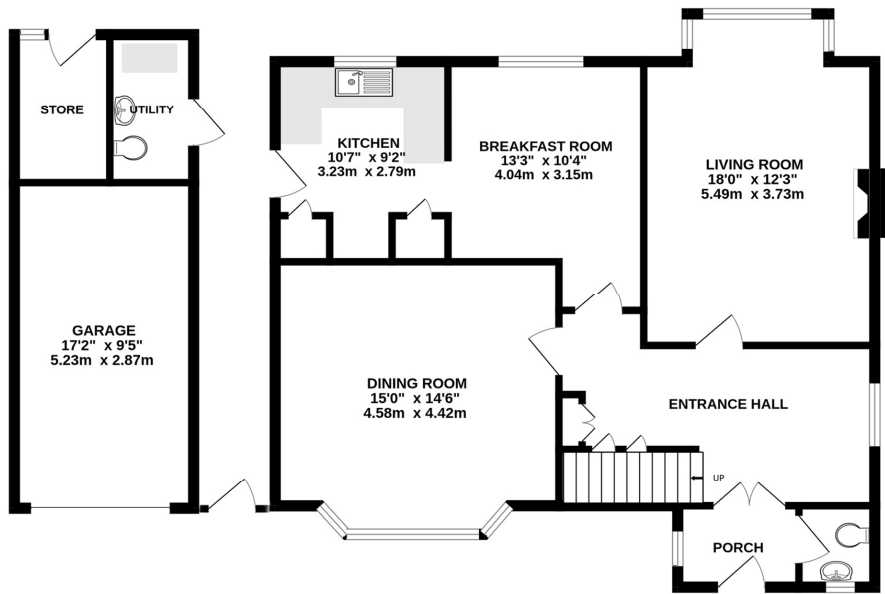
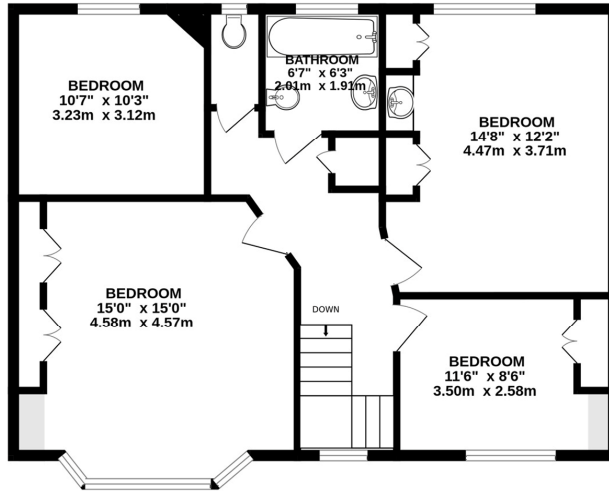
Outside Utility/WC plus

Outside Store

Garden - Approx. 90ft

**Cornwall Road,
Cheam SM2 6DU**

INTERNAL FLOOR AREA
(APPROX.) 1830 sq ft/ 170.0 sq m
Garden extends to 90' (27.43m) 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 © 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	
(69-80) C	69
(55-68) D	
(39-54) E	41
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

