



NORTHEY AVENUE, CHEAM, SUTTON, SURREY, SM2
£1,075,000 FREEHOLD

**AN INCREDIBLY SPACIOUS DETACHED FAMILY HOME
FEATURING FOUR BEDROOMS, TWO BATHROOMS AND
SUPERB OPEN-PLAN GROUND FLOOR LIVING SPACE**

Winkworth

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See things differently



AT A GLANCE

- 4 Double Bedrooms
- Spacious Living Room
- Open-Plan Kitchen/Family/Dining Room
- Utility Room
- Large Home Office
- En-Suite Shower Room
- Family Bathroom with Walk In Shower
- Garden approx. 90ft
- Scope To Extend
- Close to Good Schools
- Council Tax Band F
- EPC Rating C

DESCRIPTION

This deceptively spacious, four bedroom, detached family home provides superb ground floor open-plan living space ideal for large gatherings with friends and family, a beautifully maintained 90ft approx. rear garden and a sizeable block paved driveway providing off street parking for several cars.

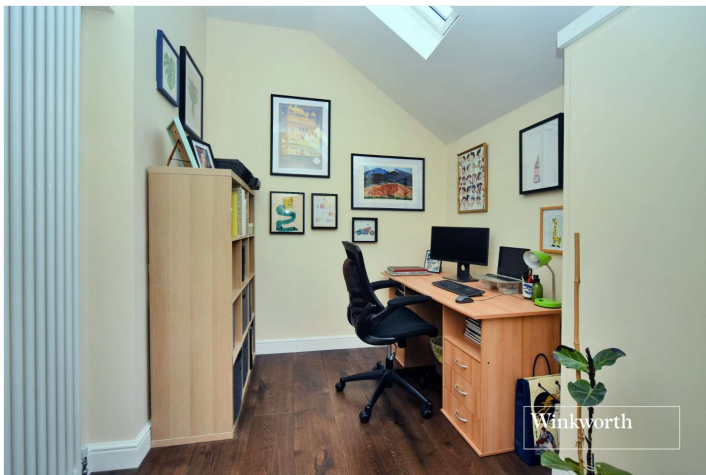
The property is set within easy reach of Cheam Village which offers a variety of shops, bars and restaurants and is situated close to numerous well-regarded schools including Cuddington Croft Primary School, St Dunstan's Primary School and the sought after Nonsuch High School for Girls.

Commuters will have the choice of Cheam and Ewell East train stations as well as a variety of bus routes towards Sutton, Epsom and Heathrow.

The property has been beautifully decorated throughout, combining character features with contemporary fittings and luxury styling. The accommodation on the ground floor comprises a truly stunning open plan living space, incorporating a recently fitted modern kitchen, a dining area with ample space for a large table and chairs and a family area ideal for lounging. Further to the ground floor, there is a useful entrance porch, a well-proportioned front aspect living room, a good-sized work from home study/office, a utility room with plenty of fitted units and a downstairs bedroom featuring an en-suite shower room. Upstairs, there are three double bedrooms and a spacious family bathroom with walk-in shower.

Externally, the well maintained, high fence enclosed rear garden extends to approximately 90ft, includes a patio area ideal for outside dining and a large shed partly used as an office with lighting and electricity plus a storage area. To the front, the driveway gives access to the garage/store and side access to the rear garden.

If required, the property benefits from further scope for extension, and already has planning permission in place for a two-storey extension and loft conversion, under reference 24/00401/FLH.



ACCOMMODATION

Living Room - 16' x 11'10" max (4.88m x 3.6m max)

Kitchen/Family/Dining Room - 25' x 19'10" max (7.62m x 6.05m max)

Utility Room - 7'5" x 6'6" max (2.26m x 1.98m max)

Office - 11'3" x 8' max (3.43m x 2.44m max)

Downstairs Bedroom with En-Suite - 12'9" x 10' max (3.89m x 3.05m max)

Bedroom - 14'3" x 11' max (4.34m x 3.35m max)

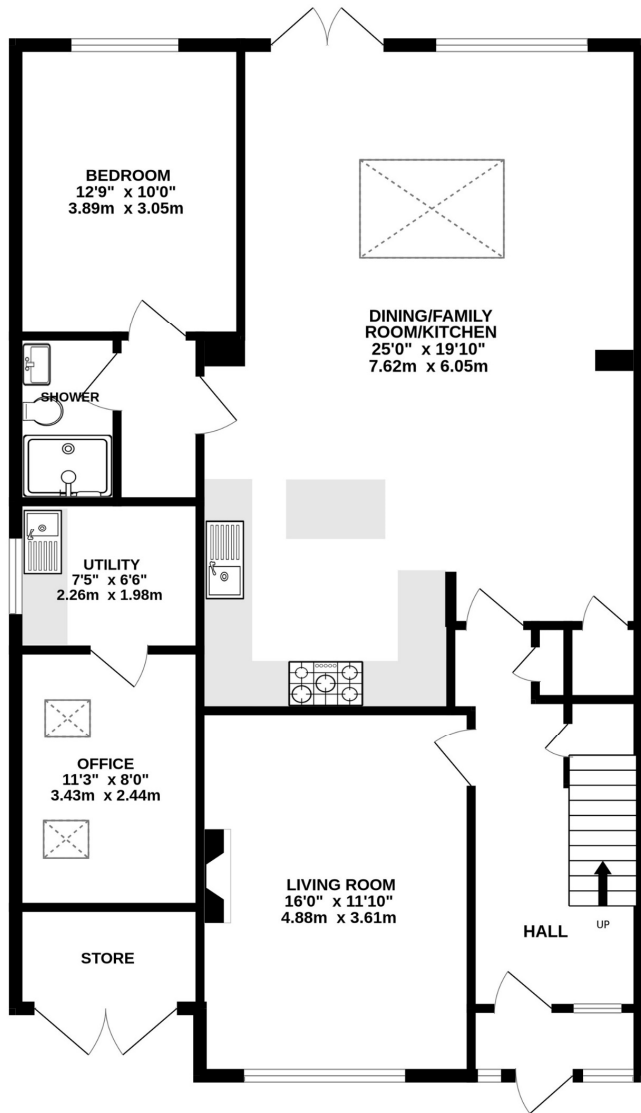
Bedroom - 13'7" x 10'10" max (4.14m x 3.3m max)

Bedroom - 9'8" x 8'6" max (2.95m x 2.6m max)

Family Bathroom - 10'7" x 8'5" max (3.23m x 2.57m max)

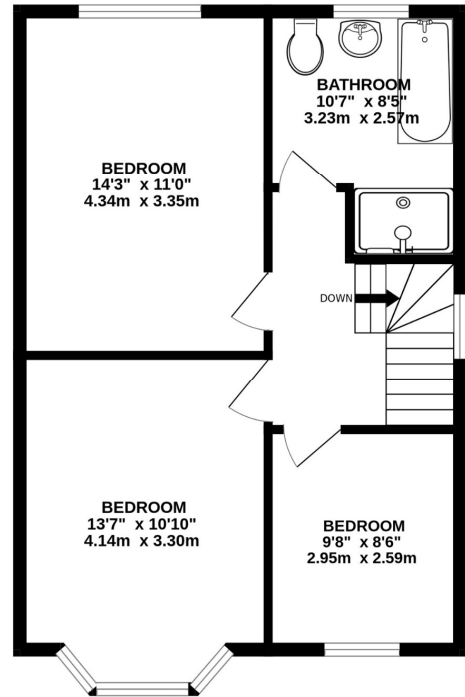
Garden - Approx. 90ft





GROUND FLOOR

Northey Avenue, Cheam
INTERNAL FLOOR AREA
 (APPROX.) 1745 sq ft/ 162.1 sq m
 Garden extends to 90' (26.2m) approx.



FIRST FLOOR



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	72	82
(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	

