



**CAVERSHAM AVENUE, CHEAM, SUTTON, SM3**  
**£560,000 FREEHOLD**

**A THREE BEDROOM SEMI DETACHED PROPERTY LOCATED  
ON A RESIDENTIAL ROAD AND BENEFITTING FROM  
SIGNIFICANT SCOPE FOR EXTENSION STPP**



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## AT A GLANCE

- No Onward Chain
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen
- Study/Third Bedroom
- Ground Floor Bathroom
- Downstairs WC
- En-Suite Shower Room/WC
- Garden Approx. 90ft
- Garage & Store
- Council Tax Band E
- EPC Rating D

## DESCRIPTION

A chalet style semi-detached property, located on a quiet residential road, benefitting from a large front, side, and rear garden, providing the ideal opportunity for development and extension subject to the usual planning consents.

The property is within easy reach of Cheam High School, Cheam Park Farm Primary School and St Cecilia's Catholic Primary School and just under half a mile from West Sutton rail station. Local bus routes run along the nearby A24 providing links towards Sutton, Epsom, Worcester Park plus Morden with its Northern Line tube station. The nearest amenities are within walking distance at North Cheam providing an array of shops, restaurants, supermarkets, as well as the leisure centre on Malden Road.

The accommodation on the ground floor comprises a spacious entrance hall, two large reception rooms, kitchen with direct access to the garden, the third bedroom/study, the family bathroom, and a separate WC. Upstairs, there are two well-proportioned double bedrooms and an en-suite shower room/WC and eaves storage.

Externally, the gardens are wall enclosed and include a detached garage and gated off street parking at the rear.

No onward chain.





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## ACCOMMODATION

Entrance Hall

Study/Bedroom 3 - 9' x 7'6" max (2.74m x 2.29m max)

Living Room - 17'9" x 11'2" max (5.4m x 3.4m max)

Dining Room - 14'8" x 11'5" max (4.47m x 3.48m max)

Kitchen - 9'4" x 8'10" max (2.84m x 2.7m max)

Ground Floor Bathroom

Separate Downstairs WC

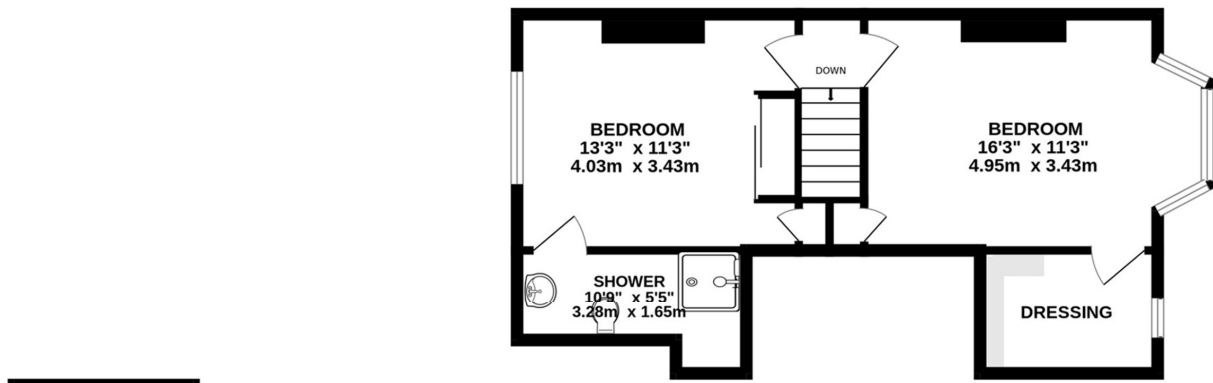
Bedroom - 13'3" x 11'3" max (4.04m x 3.43m max)

En-Suite Shower/WC - 10'9" x 5'5" max (3.28m x 1.65m max)

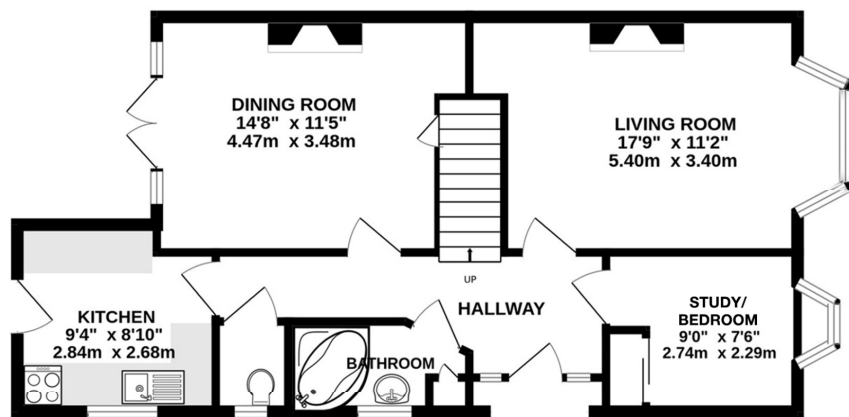
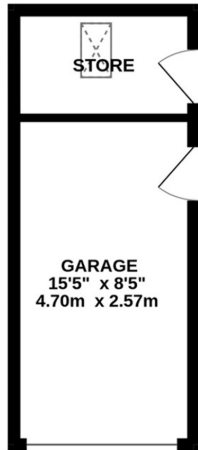
Bedroom with Dressing Room - 16'3" x 11'3" max (4.95m x 3.43m max)

Garden - Approx. 90ft

Garage and Store - 15'5" x 8'5" max (4.7m x 2.57m max)



FIRST FLOOR



GROUND FLOOR

**Caversham Avenue, Cheam SM3 9AH**

INTERNAL FLOOR AREA (APPROX.) 1245 sq ft/ 115.6 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.

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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>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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