



MULGRAVE ROAD, CHEAM, SUTTON, SM2
£900,000 FREEHOLD

A SUPERB FOUR BEDROOM FAMILY HOME FEATURING A STUNNING 100FT APPROX. REAR GARDEN LOCATED CLOSE TO CHEAM TRAIN STATION AND CHEAM VILLAGE

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- 4 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Cloakroom/WC
- Study/Bedroom 5
- Family Bathroom
- Garden approx. 100ft
- Garage
- Off Street Parking on Drive
- Council Tax Band F
- EPC Rating D

DESCRIPTION

This four/five bedroom family home offers attractive curb appeal, well-proportioned room sizes throughout and a stunning secluded 100ft approx. rear garden.

The property is set in an ultra-convenient location, just under half a mile from Cheam train station which provides fast and frequent services into London Victoria and London Bridge and within walking distance of Cheam Village that provides an array of shops and restaurants. Families will benefit from well-regarded education facilities such as St Dunstan's CofE Primary and Nonsuch High School for Girls, plus lots of amenities including tennis clubs, leisure centres and the open parkland at Cheam and Nonsuch Parks.

The accommodation consists of a useful entrance porch and spacious reception hall with cloakroom/WC, a good-sized fitted kitchen, two large reception rooms, a fifth bedroom/home office, three first floor double bedrooms, a fourth single bedroom and a modern family bathroom. Due to the size of the plot, there is potential to extend to the side, rear and into the loft, all subject to the usual planning consents.

Externally, the pretty front garden is partly laid to lawn with mature planting whilst the driveway is block paved providing off street parking and access to the garage. To the rear, the beautifully lush rear garden is mostly laid to lawn, with surrounding trees and high fencing offering seclusion and privacy. The large patio area is accessed from both the kitchen and dining room making it the ideal space for outdoor dining, socialising and relaxing.



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth

ACCOMMODATION

Reception Hall

Living Room - 15' x 12'7" max (4.57m x 3.84m max)

Dining Room - 13'11" x 12'4" max (4.24m x 3.76m max)

Study/Bedroom 5 - 11'3" x 9'1" max (3.43m x 2.77m max)

Kitchen - 11'8" x 11' max (3.56m x 3.35m max)

Cloakroom/WC

Bedroom - 13'2" x 12'10" max (4.01m x 3.9m max)

Bedroom - 14'2" x 12'2" max (4.32m x 3.7m max)

Bedroom - 11'2" x 8'10" max (3.4m x 2.7m max)

Bedroom - 9' x 7'4" max (2.74m x 2.24m max)

Bathroom - 8'11" x 7'1" max (2.72m x 2.16m max)

Garden - Approx. 100ft

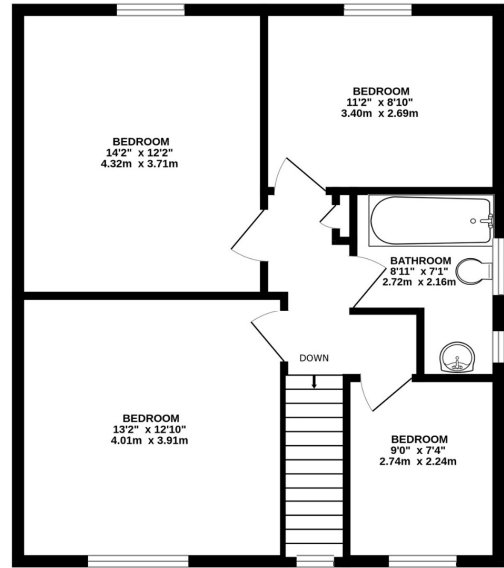
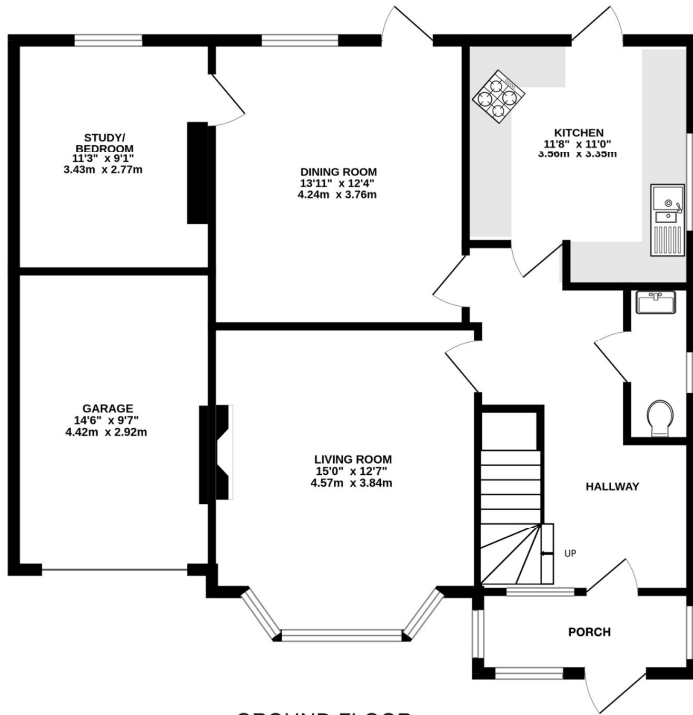
Garage - 14'6" x 9'7" max (4.42m x 2.92m max)

Off Street Parking

Mulgrave Road, Cheam SM2 6JS

INTERNAL FLOOR AREA (APPROX.) 1560 sq ft/ 145.0 sq m

Garden extends to 100' (30.48m) approx.



Winkworth

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	82
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.