



**MATLOCK CRESCENT, CHEAM, SUTTON, SM3**  
**£685,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED, EXTENDED FAMILY HOME  
LOCATED WITHIN A POPULAR AREA WITHIN EASY REACH  
OF WELL-REGARDED SCHOOLS AND TRANSPORT LINKS**



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See things differently



## AT A GLANCE

- 4 Bedrooms
- Living Room
- Kitchen/Dining/Family Room
- Cloakroom/WC
- Family Bathroom
- Shower Room/WC
- Low Maintenance Garden
- Garden Games Room
- Off Street Parking
- Good Local Schools
- Council Tax Band D
- EPC Rating C

## DESCRIPTION

A superb example of a 1930's property which has been thoughtfully extended and re-modelled to create a four bedroom, two bathroom family home with a stunning open plan kitchen/dining/family room and a spacious principal bedroom with shower room and WC facilities.

The accommodation comprises entrance hall with staircase to the first floor, living room overlooking the front aspect, contemporary kitchen open-plan to a large dining/family area with skylights and bi-fold doors onto the garden, ground floor cloakroom/WC, two double bedrooms and a good sized single bedroom on the first floor and a substantial principal suite on the second floor with shower/WC, fitted wardrobes and eaves storage. The décor throughout has a luxurious feel and the layout has been carefully designed to maximize the internal floor area which extends to approx. 1645 sq ft.

Externally, a useful porch has been added and the drive is block paved providing parking for two cars. The rear garden is high fence enclosed for privacy and has a lovely decked area immediately off the back of the house making it the ideal space for relaxing, dining and socialising. At the end of the garden the vendors have created a spacious games room with panelled walls and a set of bi-folding doors adding a stylish touch.

Locally, the surrounding area offers a wide range of amenities including a parade of shops under half a mile away at Church Hill Road, supermarkets and shops at North Cheam, bus routes towards Sutton and Morden and well-regarded schools including Cheam Park Farm Primary Academy and Cheam High School.



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## ACCOMMODATION

Entrance Hall

Living Room - 14'6" x 11'5" max (4.42m x 3.48m max)

Kitchen/Dining/Family Room - 22'9" x 16' max (6.93m x 4.88m max)

Cloakroom/WC

Bedroom - 14'8" x 11' max (4.47m x 3.35m max)

Bedroom - 12'7" x 11' max (3.84m x 3.35m max)

Bedroom - 8'7" x 6'3" max (2.62m x 1.9m max)

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

Bedroom - 18'5" x 13'2" max (5.61m x 4.01m max)

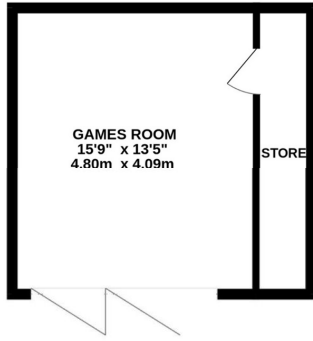
Shower Room/WC

Eaves Storage

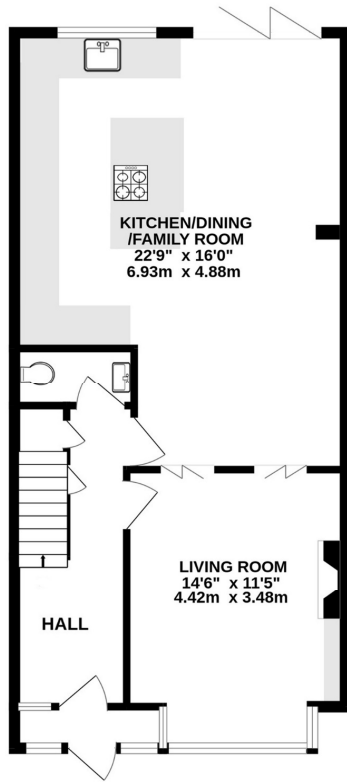
Garden - Approx. 45ft

Games Room - 15'9" x 13'5" max (4.8m x 4.1m max)

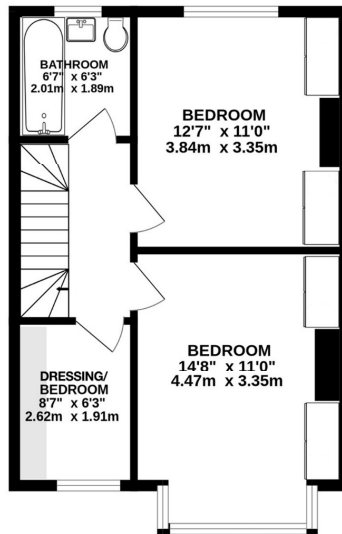
Off Street Parking on Drive



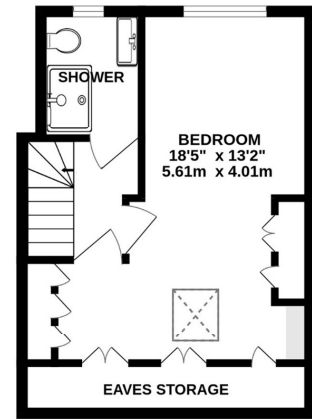
**Matlock Crescent, Cheam SM3 9SS**  
 INTERNAL FLOOR AREA (APPROX.) 1645 sq ft/ 152.83 sq m  
 Garden extends to 45' (13.72m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND 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 © 2023.

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>83</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</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	

