



**NORTHEY AVENUE, CHEAM, SURREY, SM2**  
**OIEO £725,000 FREEHOLD**

**A THREE BEDROOM SEMI-DETACHED FAMILY HOME  
SET WITHIN A SOUGHT AFTER LOCATION AND  
OFFERING SCOPE FOR EXTENSION (STPP)**

**Winkworth**

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## AT A GLANCE

- 3 Bedrooms
- Living/Dining Room
- Conservatory
- Kitchen
- Downstairs Shower
- Family Bathroom
- Garden approx. 70ft
- Studio Room
- Scope To Extend (stpp)
- Council Tax Band E
- EPC Rating D

## DESCRIPTION

A three bedroom, semi-detached family home situated in a sought after location, close to Cheam Village with it's numerous shops, restaurants and transport links, including Cheam mainline rail station. Several well-regarded schools are close by, including Cuddington Croft Primary School and Nonsuch High School for Girls.

Accommodation comprises a large living/dining room which in turn opens into the kitchen, a large conservatory overlooking the garden, downstairs shower room/WC, three good-sized bedrooms and the family bathroom.

Outside, the property benefits from well-maintained front and rear gardens, with the rear garden extending to around 70 feet. There is also a driveway and a garage, accessed from the side road.

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

No onward chain.



## ACCOMMODATION

**Entrance Hall**

**Living/Dining Room** - 21' x 11'10" max (6.4m x 3.6m max)

**Conservatory** - 18'10" x 9'6" max (5.74m x 2.9m max)

**Kitchen** - 11' x 9'2" max (3.35m x 2.8m max)

**Ground Floor Shower**

**Bedroom** - 12' x 11' max (3.66m x 3.35m max)

**Bedroom** - 11'10" x 9'9" max (3.6m x 2.97m max)

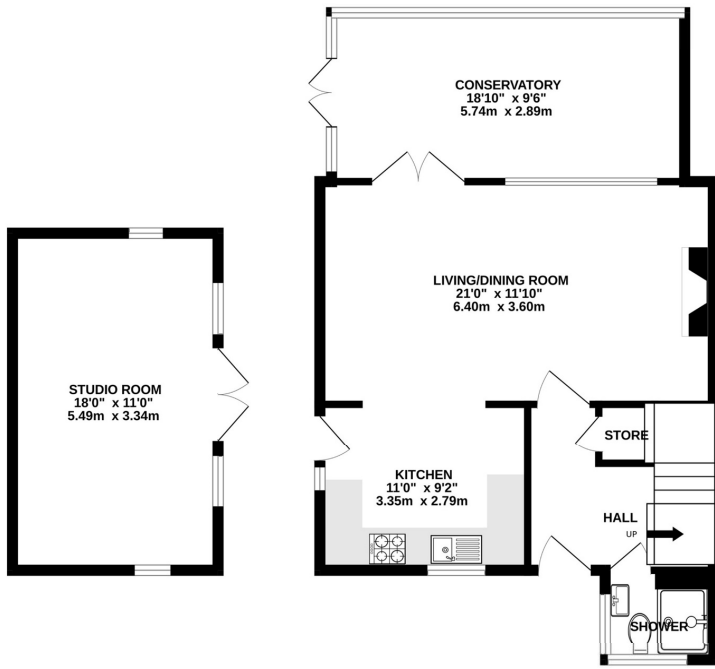
**Bedroom** - 8'9" x 8'2" max (2.67m x 2.5m max)

**Family Bathroom**

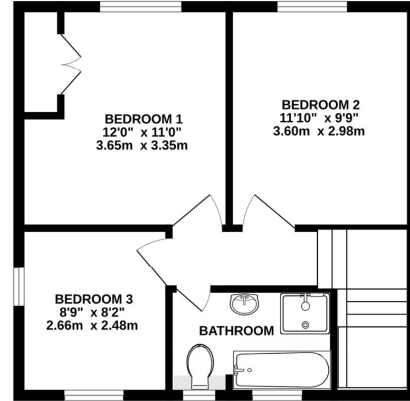
**Garden** - Approx. 70ft

**Studio Room** - 18' x 11' max (5.49m x 3.35m max)

**Northey Avenue, Cheam SM2 7HJ**  
 INTERNAL FLOOR AREA (APPROX.) 1265 sq ft/ 117.5 sq m  
 Including Exterior Studio Room  
 Garden extends to 70' (21.34m) approx.



GROUND FLOOR



FIRST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</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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