



BERESFORD ROAD, CHEAM, SUTTON, SM2
£850,000 FREEHOLD

**A SUBSTANTIAL FOUR BEDROOM FAMILY HOME, SET
WITHIN A SOUGHT AFTER ROAD CLOSE TO CHEAM VILLAGE**



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See things differently



AT A GLANCE

- No Onward Chain
- 4 Bedrooms
- Living Room
- Dining Room
- Kitchen/Dining Room
- Annexe Room with En-Suite Shower/WC
- Cloakroom/WC
- Upstairs Shower Room/WC
- Additional Separate Upstairs WC
- Garden approx. 90ft
- Council Tax Band G
- EPC Rating D

DESCRIPTION

This substantial, detached four bedroom family home is set within a much sought after road within easy reach of Cheam Village with its numerous shops, restaurants and transport links, including Cheam mainline rail station. Sutton town centre is also close by, as are several well regarded schools including Cuddington Croft Primary, Overton Grange and Nonsuch High School for Girls.

The property had planning permission approved in 2023 for a side and rear extension (the drawings are included in the property images) and also offers scope for further extension, subject to the usual consents.

Features on the ground floor include a large front reception room with feature bay window, spacious rear reception room with French doors opening to the garden, a kitchen/diner and downstairs WC. An additional feature of the property is the garage which has been converted to a self contained annex, with kitchenette, shower room and stairs to a mezzanine sleeping area.

Upstairs you will find three double bedrooms, a generous single bedroom and a shower room with WC, as well as a separate WC.

Outside, the property benefits from a west facing garden which extends to around 90 feet. To the front of the property, a driveway provides off street parking for several vehicles.

No onward chain.



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ACCOMMODATION

Living Room - 17'1" x 14'2" max (5.2m x 4.32m max)

Dining Room - 15'5" x 13'1" max (4.7m x 4m max)

Kitchen/Dining Room - 16'10" x 13'1" max (5.13m x 4m max)

Annexe Room - 12' x 7'3" max (3.66m x 2.2m max)

En-Suite Shower/WC

Cloakroom/WC

Bedroom - 15'11" x 13'6" max (4.85m x 4.11m max)

Bedroom - 17'9" x 12'10" max (5.4m x 3.9m max)

Bedroom - 11'1" x 9'7" max (3.38m x 2.92m max)

Bedroom - 7'6" x 7' max (2.29m x 2.13m max)

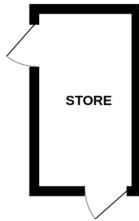
Shower Room/WC - 8'2" x 5'1" max (2.5m x 1.55m max)

Additional Separate WC

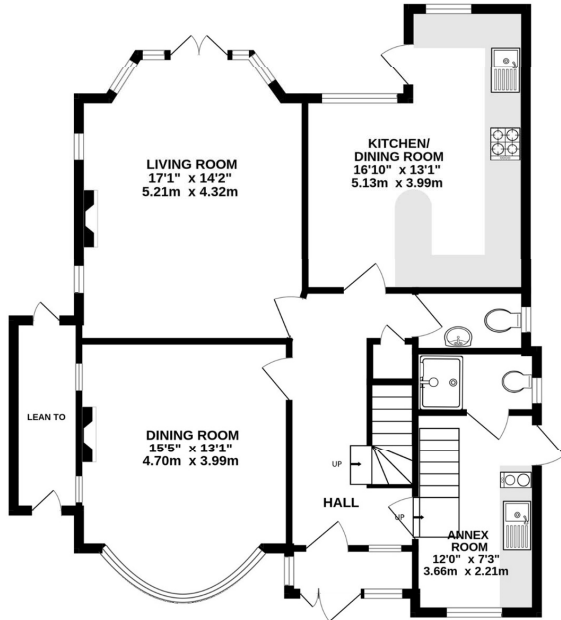
Garden - Approx. 90ft

Garden Store

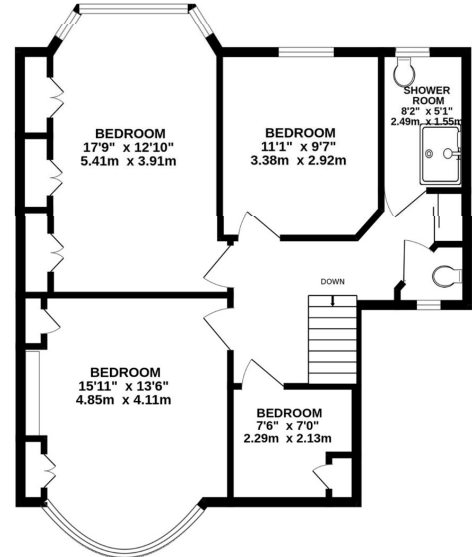
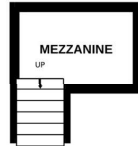
Lean-to



Beresford Road, Cheam SM2 6ER
 INTERNAL FLOOR AREA (APPROX.) 1722 sq ft/ 160.0 sq m
 Garden extends to 90' (27.43m) approx.



GROUND FLOOR



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 | 80 |
| (55-68) D | 59 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | EU Directive 2002/91/EC |

