



STOUGHTON AVENUE, CHEAM, SUTTON, SM3
OIEO £950,000 FREEHOLD

A SUBSTANTIAL FIVE BEDROOM, SEMI-DETACHED FAMILY HOME CONVENIENTLY LOCATED CLOSE TO SEVERAL WELL-REGARDED SCHOOLS AND TRANSPORT LINKS

Winkworth

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See things differently



AT A GLANCE

- 5 Bedrooms
- Council Tax Band D
- Living/Dining Room
- Family Room
- Kitchen/Breakfast Room
- Shower Room
- Study
- Utility/Ironing Room
- Bathroom
- Ensuite Shower Room
- Loft Room
- Summer House
- Garden 160 ft Approx
- Driveway

DESCRIPTION

This substantial five bedroom, three bathroom family home is situated within easy reach of Cheam Village with its many shops, restaurants and amenities including Cheam mainline rail station.

Numerous well regarded schools are close by including Cheam Fields Primary School and Cheam High, virtually on the doorstep.

The accommodation on the ground floor includes, a wonderful open-plan living and dining room, a kitchen-diner that is the perfect space for cooking and entertaining and includes a breakfast bar and plenty of storage and a further dining area with views of the rear garden which the current owners use as a family room. You will also find a large study and a downstairs shower room.

On the first floor, there are three double bedrooms, a fourth bedroom/dressing room, ironing room and the family bathroom.

On the second floor, the Principal bedroom features a lovely Juliet balcony providing stunning views, a loft room with plenty of storage/dressing room and an ensuite bathroom.

Externally, the rear garden extends to approximately 160 feet and has several areas for socialising and relaxation and includes, a large patio area incorporating a pizza oven, a lawn area, pond, summer house and a green house. To the front of the house, the driveway provides ample off street parking for several cars.



ACCOMMODATION

Council Tax Band D

Living/Dining Room - 25'5" x 10'9" Max (7.75m x 3.28m Max)

Family Room - 11'10" x 9' Max (3.6m x 2.74m Max)

Kitchen/Breakfast Room - 17' x 14'9" Max (5.18m x 4.5m Max)

Shower Room

Study - 11' x 9'10" (3.35m x 3m)

Bedroom - 12'8" x 9'5" (3.86m x 2.87m)

Bedroom/Dressing Room - 10'2" x 8'2" Max (3.1m x 2.5m Max)

Utility/Ironing Room

Bathroom - 7'8" x 5'8" (2.34m x 1.73m)

Bedroom - 12' x 11'2" Max (3.66m x 3.4m Max)

Bedroom - 12'10" x 10'6" Max (3.9m x 3.2m Max)

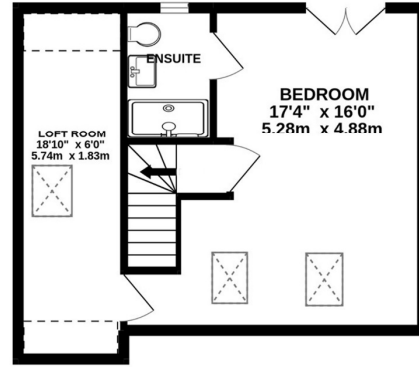
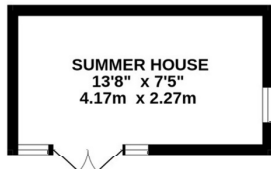
Bedroom - 17'4" x 16' Max (5.28m x 4.88m Max)

Ensuite Shower Room

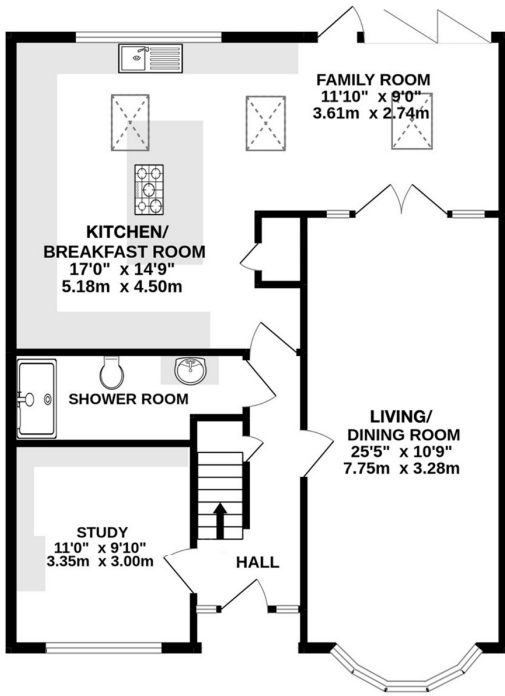
Loft Room - 18'10" x 6' Max (5.74m x 1.83m Max)

Summer House - 13'8" x 7'5" (4.17m x 2.26m)

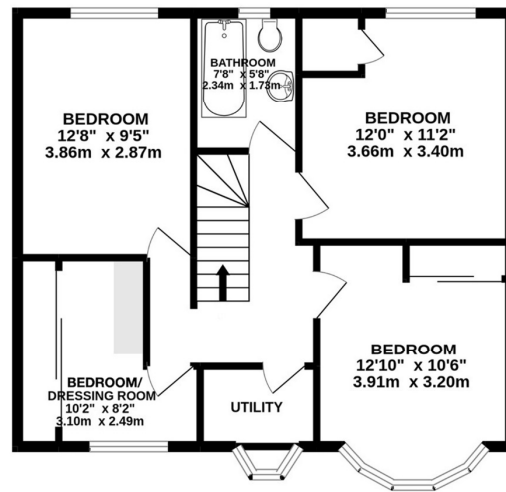
Garden - 160 ft Approx



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Stoughton Avenue, Cheam SM3 8PG
 INTERNAL FLOOR AREA (APPROX.) 2020 sq ft/ 187.66 sq m
 The Garden extends to 160' (48.76m) 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 © 2022.

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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+)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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