



**MULGRAVE ROAD, CHEAM, SUTTON, SM2**  
**£875,000 FREEHOLD**

**A WELL-PROPORTIONED FOUR BEDROOM FAMILY HOME SITUATED CLOSE TO CHEAM VILLAGE AND CHEAM MAINLINE RAIL STATION**

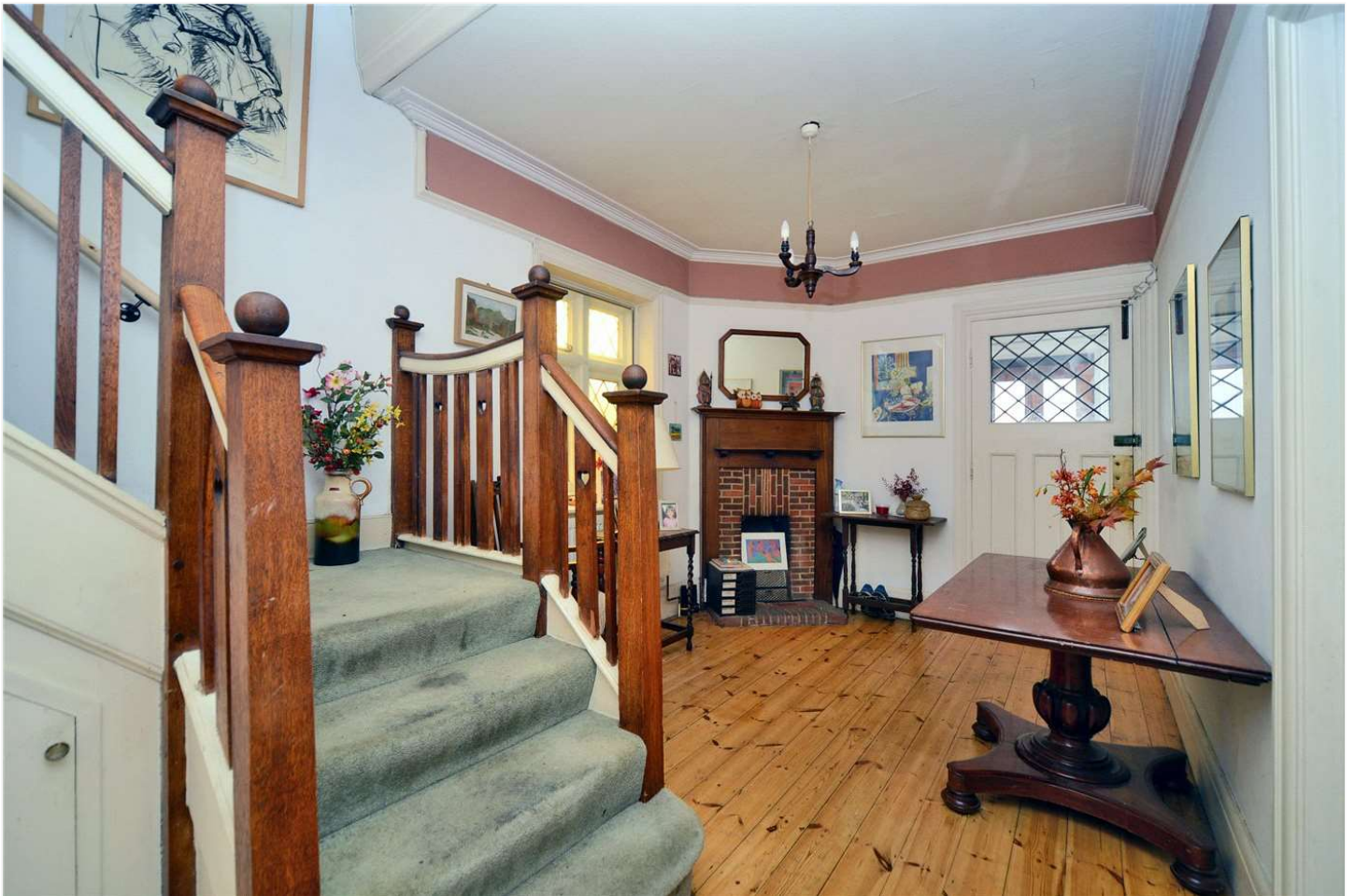
**Winkworth**

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## AT A GLANCE

- 4 Bedrooms
- Living Room
- Dining Room
- Breakfast Room
- Kitchen
- Cloakroom/WC
- Family Bathroom
- Garden approx. 100ft
- Council Tax Band F
- EPC Rating D

## DESCRIPTION

A substantial, four bedroom, semi-detached house conveniently located just a short distance from Cheam Village with its numerous shops, restaurants and Cheam mainline rail station. Several well regarded schools are also close by, including Cuddington Croft Primary, St Dunstan's Primary, Cheam High School and Nonsuch High School for Girls.

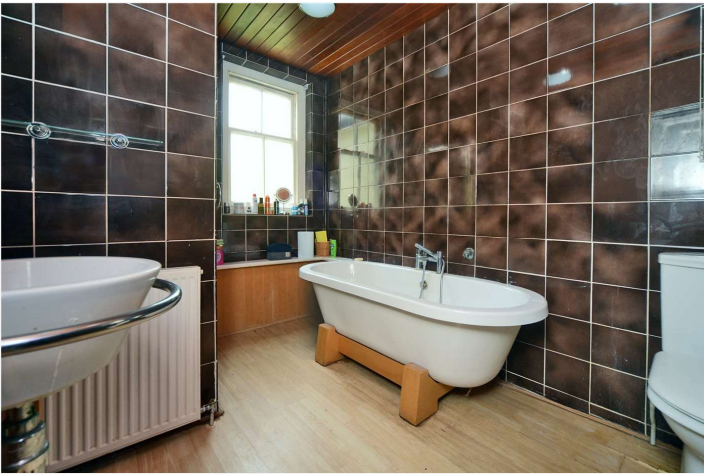
Features on the ground floor include an entrance porch, large reception hall, a spacious front aspect reception room, a dining room with access to the rear garden, kitchen, breakfast room and downstairs WC.

Upstairs, you will find four well-proportioned bedrooms and the family bathroom.

Externally, the property benefits from a mature rear garden that extends to approximately 100 feet, whilst to the front of the property, a driveway provides ample off street parking.

No onward chain.





## ACCOMMODATION

### Entrance Hall

**Living Room** - 15'8" x 14'6" max (4.78m x 4.42m max)

**Dining Room** - 16'5" x 12'4" max (5m x 3.76m max)

**Breakfast Room** - 12'4" x 11'2" max (3.76m x 3.4m max)

**Kitchen** - 11'4" x 7'10" max (3.45m x 2.4m max)

### Cloakroom/WC

**Bedroom** - 17'10" x 13'6" max (5.44m x 4.11m max)

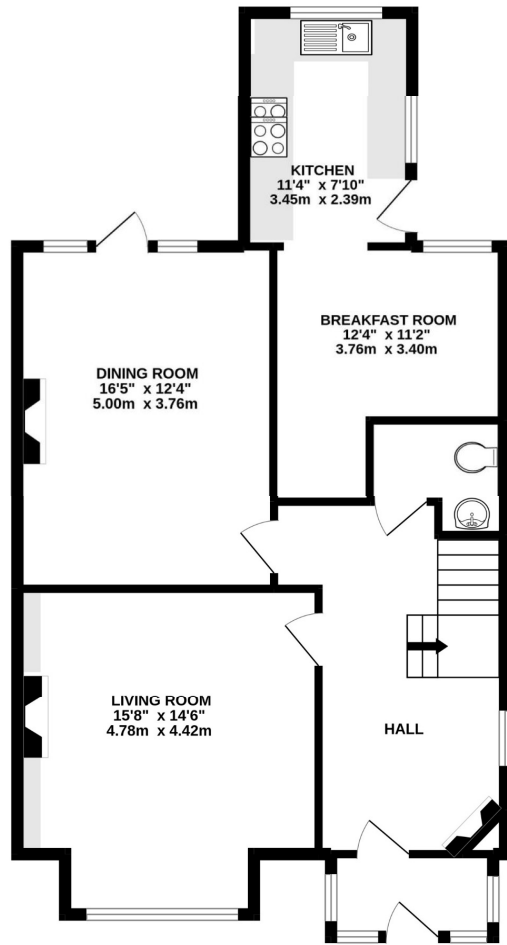
**Bedroom** - 13'9" x 12'8" max (4.2m x 3.86m max)

**Bedroom** - 10' x 10' max (3.05m x 3.05m max)

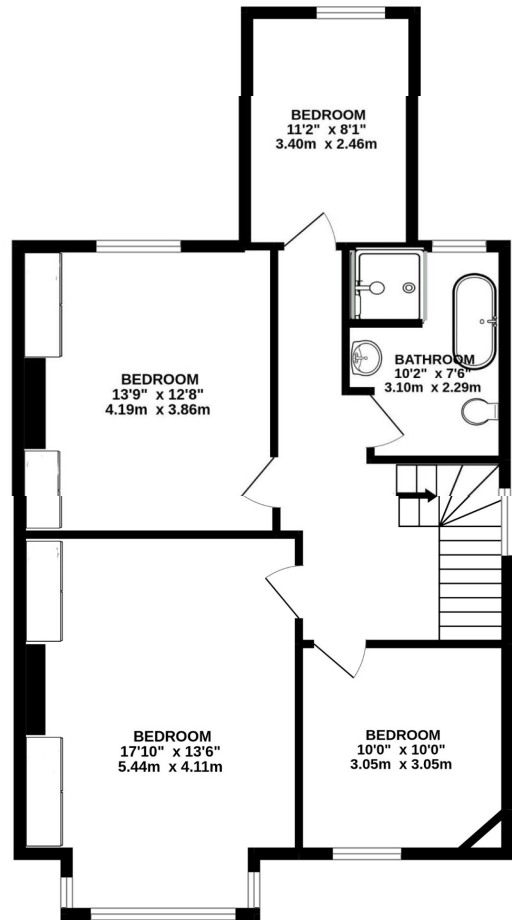
**Bedroom** - 11'2" x 8'1" max (3.4m x 2.46m max)

**Bathroom** - 10'2" x 7'6" max (3.1m x 2.29m max)

**Garden** - Approx. 100ft



GROUND FLOOR



FIRST FLOOR

**Mulgrave Road, Cheam SM2 6JS**  
INTERNAL FLOOR AREA (APPROX.) 1625 sq ft/ 150.0 sq m  
Garden extends to 100' (30.48m) approximately

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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