



**WESTFIELD ROAD, CHEAM, SUTTON, SM1**  
**£550,000 FREEHOLD**

**A VERY WELL PRESENTED THREE BEDROOM FAMILY HOME  
BENEFITTING FROM A CONVENIENT LOCATION WITHIN REACH  
OF SOUGHT AFTER SCHOOLS AND TRAINS INTO CENTRAL  
LONDON**

**Winkworth**

Cheam Office | 020 8770 7766 | [cheam@winkworth.co.uk](mailto:cheam@winkworth.co.uk)

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## AT A GLANCE

- Cul-de-Sac Location
- Extended Family Home
- Deceptively Spacious
- Close to Several Well-Regarded Schools
- 3 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Family Bathroom
- Garden approx. 55ft
- Off Street Parking for Two Cars
- Council Tax Band D
- EPC Rating C

## DESCRIPTION

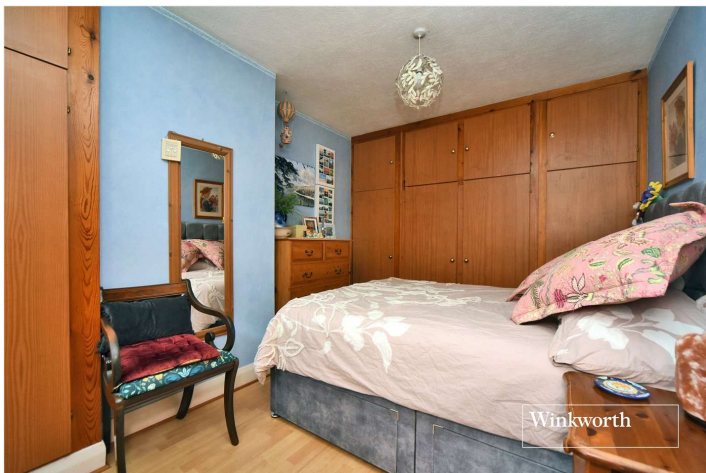
A deceptively spacious three bedroom family home featuring a circa 55ft rear garden, off street parking for two cars and a convenient location close to West Sutton train station and several well-regarded schools including Cheam Park Farm Primary Academy, Homefield Preparatory School and Cheam High School.

The accommodation consists of an entrance hall, a front aspect living room, dining room, kitchen, two double bedrooms, a third single bedroom and a family bathroom. The property offers scope for extension subject to the usual planning consents.

Externally, the pretty rear garden is mostly laid to lawn with mature trees and shrubs offering privacy, and includes a useful storage shed. To the front, the driveway provides off street parking for two vehicles.

The area boasts an abundance of amenities for both families and commuters including Sutton town centre and Cheam Village both offering train stations into London, a range of shops and restaurants, nearby gyms and leisure centres, cricket and tennis clubs plus local bus routes to surrounding areas.

Viewing is highly recommended!



## ACCOMMODATION

Entrance Hall

Living Room - 11'9" x 11'3" max (3.58m x 3.43m max)

Dining Room - 13'11" x 12'1" max (4.24m x 3.68m max)

Kitchen - 15'1" x 6'2" max (4.6m x 1.88m max)

Bedroom - 11'4" x 10' max (3.45m x 3.05m max)

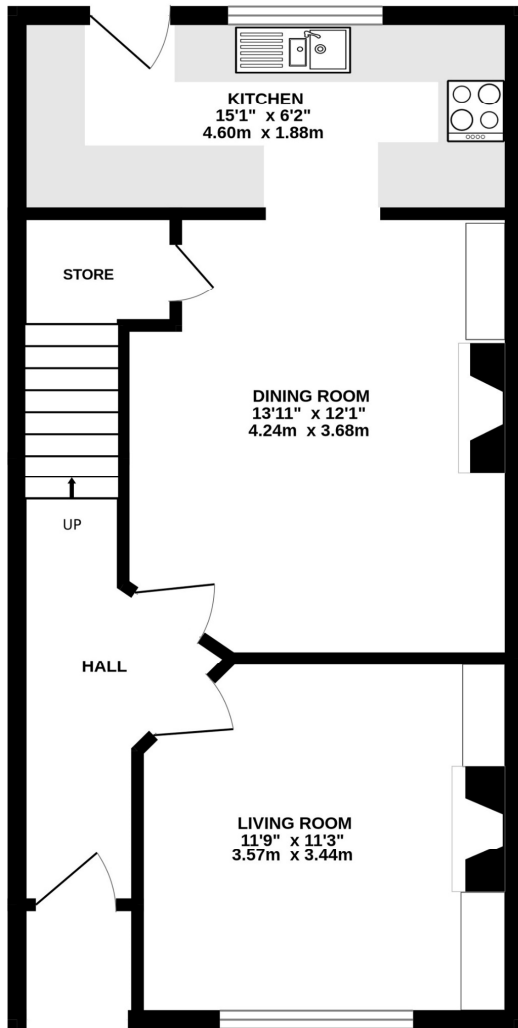
Bedroom - 11'4" x 9'6" max (3.45m x 2.9m max)

Bedroom - 7'11" x 5' max (2.41m x 1.52m max)

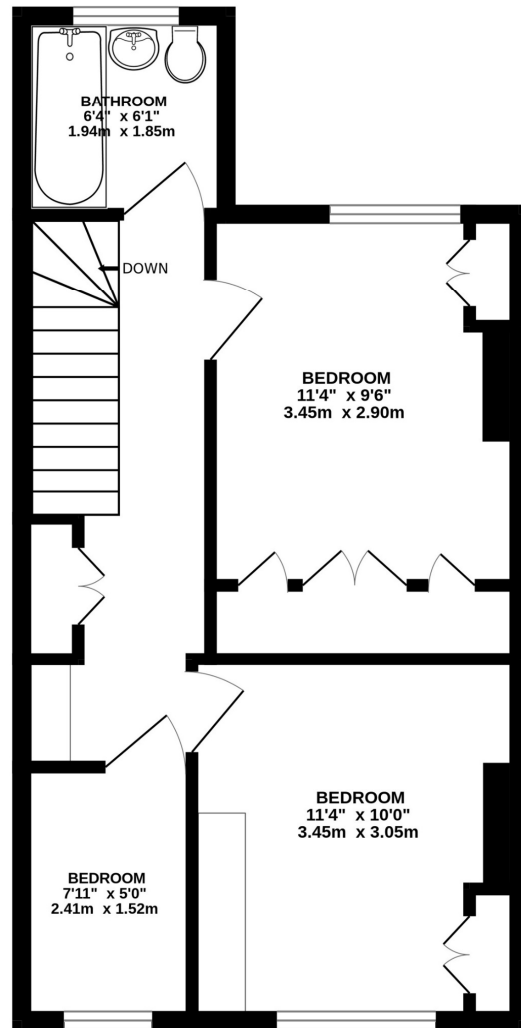
Family Bathroom - 6'4" x 6'1" max (1.93m x 1.85m max)

Garden - Approx. 55ft





GROUND FLOOR



FIRST FLOOR

**Westfield Road, Sutton SM1 2LA**  
 INTERNAL FLOOR AREA (APPROX.) 910 sq ft/ 84.5 sq m  
 Garden extends to 55' (16.76m) approx.

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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 © 2025.

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>87</b>
(69-80)	<b>C</b>	<b>71</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	

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