



WESTFIELD ROAD, CHEAM, SUTTON, SM1
£625,000 FREEHOLD

A SUPERB DETACHED BUNGALOW OFFERING WELL-PROPORTIONED ROOM SIZES, SCOPE FOR EXTENSION STPP AND A SOUTHERLY ASPECT REAR GARDEN



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AT A GLANCE

- Potential to Extend (stpp)
- No Onward Chain
- Detached Bungalow
- 4 Bedrooms
- Spacious Living Room
- Bedroom 4/Dining Room
- Conservatory
- Family Bathroom plus Additional WC
- Garage
- South Facing Garden approx. 62ft
- Large Shed
- Council Tax Band D
- EPC Rating E

DESCRIPTION

A fantastic opportunity to purchase a detached bungalow offering significant scope for extension (subject to the usual planning consents), a south facing 62ft approx. rear garden and a convenient location close to several well-regarded schools and transport links.

The property is set within easy reach of West Sutton and Sutton Common train stations, both providing fast and frequent services into Central London, as well as a variety of bus routes towards Morden, Sutton and Kingston. Families will benefit from numerous well-regarded schools such as Cheam Park Farm Primary Academy, Homefield Preparatory School and Cheam High School. Both Sutton town centre and Cheam Village are nearby as well as leisure centres, gyms and parkland.

The property is set over 1076sq ft and comprises a spacious living room with feature fireplace, a dual aspect principal bedroom, two well-proportioned double bedrooms, a fourth double bedroom/further reception room, a well-kept kitchen, family bathroom plus separate WC and a conservatory overlooking the rear garden.

Externally, the large frontage provides off street parking for several cars, side access to the rear garden and access to the garage. The southerly aspect rear garden includes a good-sized patio and offers the new owner a blank canvas to create their dream garden.



ACCOMMODATION

Reception Hall

Living Room - 12'3" x 11' max (3.73m x 3.35m max)

Dining Room - 8'8" x 8'4" max (2.64m x 2.54m max)

Kitchen - 11'2" x 6'9" max (3.4m x 2.06m max)

Conservatory - 12'4" x 6'3" max (3.76m x 1.9m max)

Cloakroom/WC

Family Bathroom

Bedroom - 12'3" x 10'11" max (3.73m x 3.33m max)

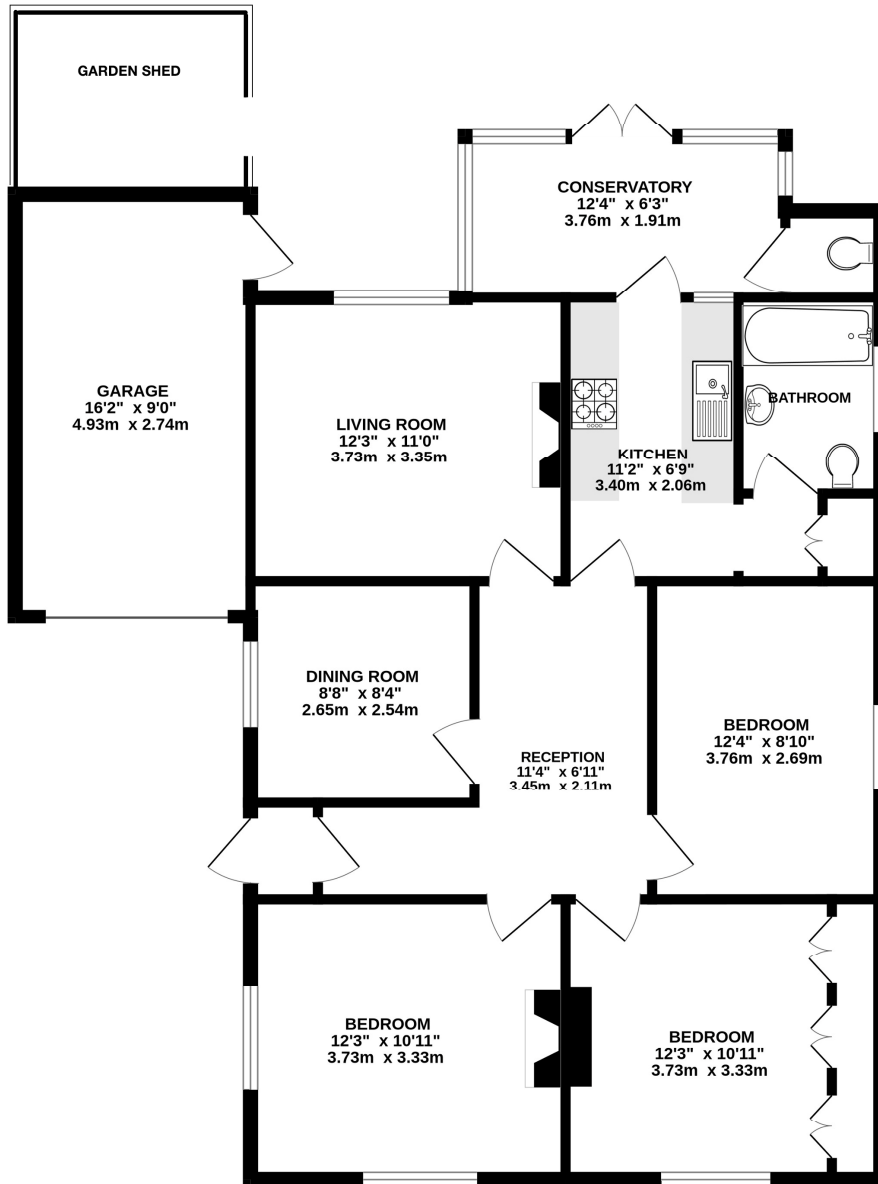
Bedroom - 12'3" x 10'11" max (3.73m x 3.33m max)

Bedroom - 12'4" x 8'10" max (3.76m x 2.7m max)

Garden - Approx. 62ft

Garage - 16'2" x 9' max (4.93m x 2.74m max)

Garden Shed



Westfield Road, Cheam SM1 2LB

INTERNAL FLOOR AREA (APPROX.) 1076 sq ft/ 100.0 sq m
Excluding Garden Shed

Garden extends to 62' (18.9m) 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 © 2025.

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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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
39	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

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