



SENHOUSE ROAD, CHEAM, SUTTON, SM3

£595,000 FREEHOLD

AN INCREDIBLY SPACIOUS FAMILY HOME FEATURING THREE DOUBLE BEDROOMS TWO BATHROOMS AND A GORGEOUS OPEN-PLAN KITCHEN DINER LOCATED CLOSE TO SEVERAL WELL-REGARDED SCHOOLS

Winkworth

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See things differently



AT A GLANCE

- Ideal Well-Proportioned Family Home
- 3 Large Double Bedrooms
- Modern Open-Plan Kitchen/Dining Room
- Spacious Living Room
- Family Bathroom
- En-Suite Shower Room
- Cloakroom/WC
- Manageable Rear Garden
- Integral Garage
- Easy Reach of Cheam High School
- Local Shops and Amenities
- Council Tax Band E
- EPC Rating C

DESCRIPTION

This deceptively spacious family home located in an ultra-convenient location close to North Cheam, features just over 1500 sq ft of accommodation, including three large double bedrooms, two bathrooms and a contemporary open-plan kitchen diner.

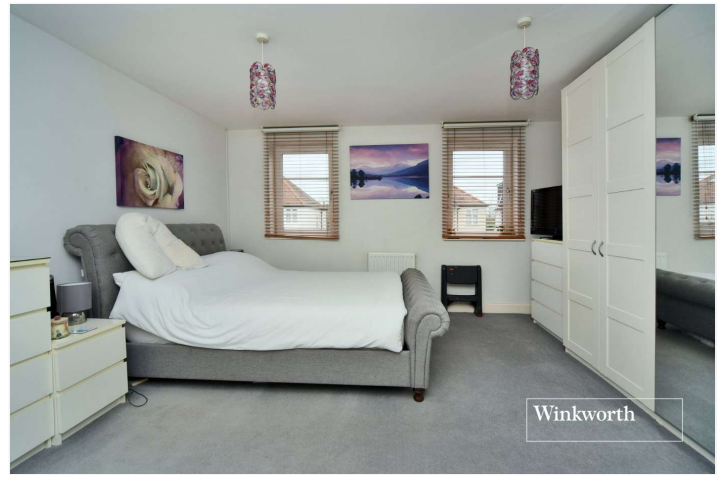
Families will benefit from a variety of well-regarded schools close by, such as Cheam Park Farm Primary Academy, St Cecilia's Catholic Primary School and Cheam High School.

The local high street provides an array of amenities including shops, restaurants, supermarkets, and numerous bus routes towards Kingston, Sutton, Epsom and Morden, with the latter having an Underground tube station. Both Cheam Village and Worcester Park high street are within easy reach and offer an array of restaurants, plus train stations, both providing quick and easy access into Central London.

The accommodation on the ground floor comprises an extremely spacious entrance hall with useful downstairs WC/cloakroom, direct access to the integral garage and a beautifully kept modern fitted kitchen with high gloss units, plenty of space for a dining table and chairs and double doors onto the rear garden. On the first floor, there is an expansive living room and a Principal bedroom with en-suite shower room. On the second floor, there are two well-proportioned double bedrooms and a family bathroom.

Externally, the South Westerly aspect rear garden extends to approximately 43ft, is mostly laid to lawn, high fence enclosed and includes a patio area ideal for outside dining. To the front, the block-paved driveway provides off street parking and gives access to the garage.

A must view!



ACCOMMODATION

Entrance Hall

Kitchen/Dining Room - 15'11" x 14'3" max (4.85m x 4.34m max)

Cloakroom/WC

Living Room - 17'3" x 14'3" max (5.26m x 4.34m max)

Bedroom with En-Suite - 16'10" x 14'3" max (5.13m x 4.34m max)

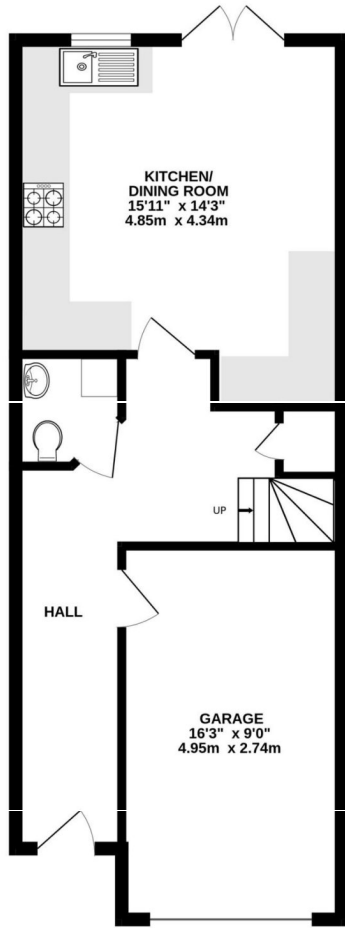
Bedroom - 16'9" x 14'3" max (5.1m x 4.34m max)

Bedroom - 14'3" x 11'3" max (4.34m x 3.43m max)

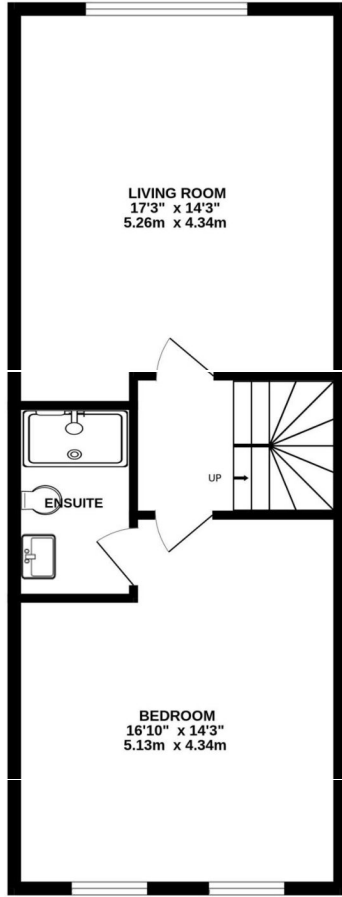
Family Bathroom

Garden - Approx. 43ft

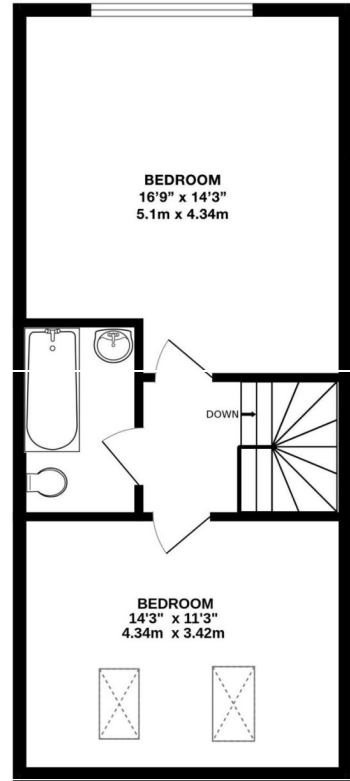
Integral Garage - 16'3" x 9' max (4.95m x 2.74m max)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Senhouse Road, Cheam SM3 8LE

INTERNAL FLOOR AREA (APPROX.) 1550 sq ft/ 144.0 sq m

Garden extends to 43' (13.1m) 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.



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		87
(69-80)	C	78	
(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	

