



**WORCESTER ROAD, SUTTON, SM2**  
**£1,500,000 FREEHOLD**

**A SUBSTANTIAL, DETACHED PROPERTY OCCUPYING A  
LARGE CORNER PLOT, OFFERING SIGNIFICANT SCOPE FOR  
EXTENSION/DEVELOPMENT, SUBJECT TO PLANNING  
PERMISSION**

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## AT A GLANCE

- Ground Floor Apartment
- 3 Bedrooms
- Living/Dining Room
- Kitchen
- Utility Room
- Shower Room
- WC
- First Floor Apartment
- 4 Bedrooms
- Reception Room
- Dining Room
- Kitchen
- Bathroom
- External Storage Room
- Garden
- Double Garage
- Off Street Parking

## DESCRIPTION

This substantial, detached property is currently configured as two apartments but is being sold as a whole with considerable scope for extension or development, subject to the usual planning consents.

The property occupies a plot in excess of a third of an acre, and sits within a sought after south Sutton location, providing easy access into both Cheam Village and Sutton town centre, both of which offer a variety of shops, restaurants and transport links, including both Cheam and Sutton mainline rail stations.

Numerous sought after schools are also close by, including the Avenue Primary Academy, Cuddington Croft Primary, Nonsuch High School for Girls, Sutton High School for Girls and Sutton Grammar for Boys. The area also offers an abundance of leisure facilities, including Banstead Downs and Cuddington golf clubs, Cheam Fields Tennis Club and both Nuffield and David Lloyd Health Clubs.



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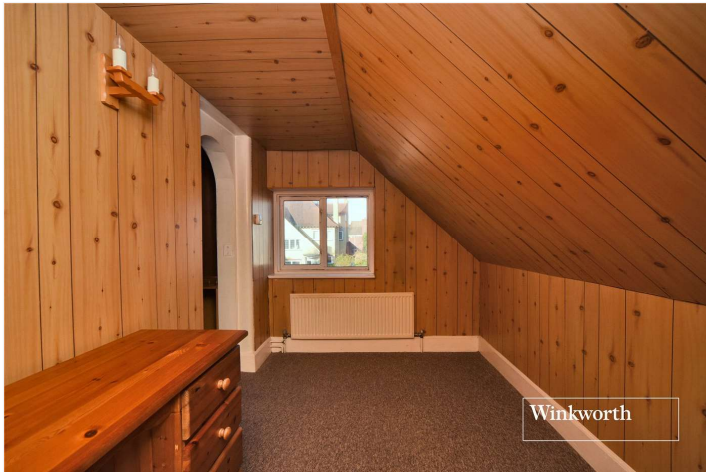
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## ACCOMMODATION

### Ground Floor Apartment

Living/Dining Room - 23'10" x 18'2" Max (7.26m x 5.54m Max)

Kitchen - 13'11" x 13'8" (4.24m x 4.17m)

Utility Room - 12'3" x 9' Max (3.73m x 2.74m Max)

Bedroom - 23'6" x 14'7" Max (7.16m x 4.45m Max)

Bedroom - 18'6" x 12'10" Max (5.64m x 3.9m Max)

Bedroom - 18'7" x 12' Max (5.66m x 3.66m Max)

Shower Room

WC

### First Floor Apartment

Reception Room - 20'9" x 18'4" Max (6.32m x 5.6m Max)

Dining Room - 16'6" x 13'3" (5.03m x 4.04m)

Kitchen - 13'9" x 13'2" (4.2m x 4.01m)

Bedroom - 20'5" x 14'3" (6.22m x 4.34m)

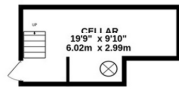
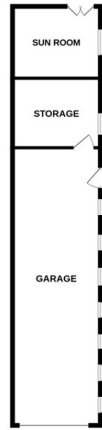
Bedroom - 14'9" x 9'11" (4.5m x 3.02m)

Bedroom - 13'6" x 11'5" (4.11m x 3.48m)

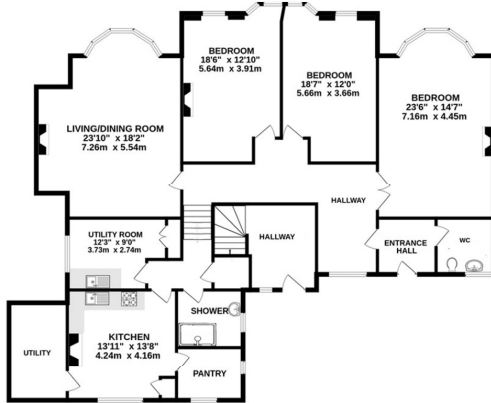
Bedroom - 11'6" x 8' (3.5m x 2.44m)

Bathroom - 10'7" x 8'11" (3.23m x 2.72m)

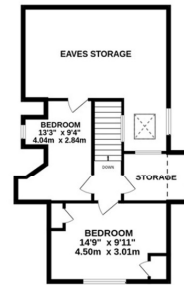
External Storage Room



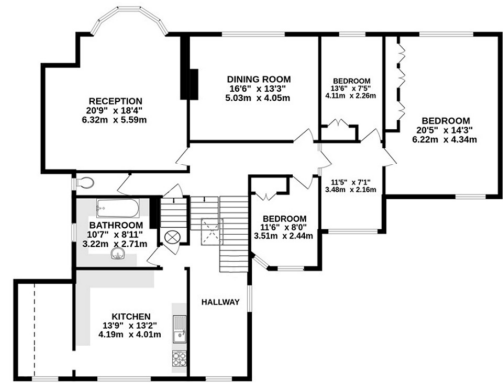
BASEMENT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

**Worcester Road, Sutton SM2 6QL**

INTERNAL FLOOR AREA (APPROX.) 4750 sq ft/ 441.2 sq m

Excluding Outbuildings

Garden extends to 120' x 90' (40.0m x 27.43m) 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 © 2024.

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