



**SALISBURY AVENUE, CHEAM, SUTTON, SM1**  
**£1,450,000 FREEHOLD**

**A TRULY STUNNING FAMILY HOME, OFFERING FIVE BEDROOMS,  
TWO BATHROOMS, A STUNNING GARDEN WITH BAR/GYM AND A  
SOUGHT AFTER LOCATION, CLOSE TO CHEAM VILLAGE**



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## AT A GLANCE

- 5 Bedrooms
- Kitchen/Reception Room
- Utility Room
- Dining Room
- Office/Reception Room
- Shower Room/WC
- Family Bathroom
- Garden Bar/Gym
- Landscaped, South Facing Garden
- No Onward Chain
- Council Tax Band F
- EPC Rating D

## DESCRIPTION

This stunning family home is set within easy reach of Cheam Village, which offers a blend of village charm and urban convenience, with top-notch schools, abundant green spaces and located just a 30-minute train ride from London Victoria, Cheam is a convenient choice for both families and commuters.

Despite its proximity to London, Cheam maintains a charming village feel with a historic high street and quaint shops. The area is renowned for its excellent schools, including the prestigious Nonsuch High School for Girls and Sutton Grammar School. Cheam offers plenty of green spaces such as Nonsuch Park, ideal for families and outdoor enthusiasts. Rich in history, with beautiful architecture and a close-knit community, Cheam provides a serene and friendly living environment.

This home is beautifully presented throughout whilst maintaining lots of its original charm. The heart of this home has to be the wonderful open plan kitchen/diner, with its large bay window overlooking the landscaped, south facing rear garden. Additional features on the ground floor include a spacious dining room, office/reception room, shower room/WC and utility room.

On the first floor, the property offers five generous bedrooms, along with the family bathroom.

Outside, you will find a truly wonderful, southerly facing garden, maintained to the highest standard with three distinct patio/seating areas. To the rear of the garden, and tucked away in a corner, is huge studio area which contains a bar, seating/TV area and gymnasium, along with a WC.

The property also has the advantage of being end of chain.



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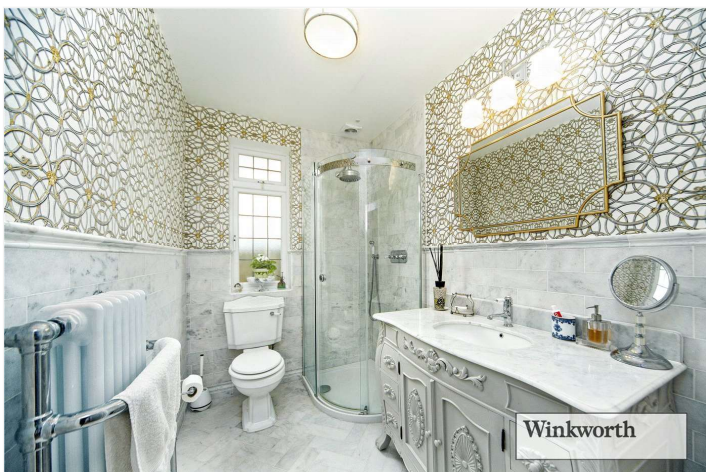
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## ACCOMMODATION

Reception Hall

Kitchen/Reception Room - 23'7" x 20'10" max (7.2m x 6.35m max)

Utility Room - 11' x 6'1" max (3.35m x 1.85m max)

Dining Room - 12'4" x 12'2" max (3.76m x 3.7m max)

Office/Reception Room - 17'3" x 7'9" max (5.26m x 2.36m max)

Shower Room/WC

Bedroom - 12'5" x 12'2" max (3.78m x 3.7m max)

Bedroom - 13'9" x 11'3" max (4.2m x 3.43m max)

Bedroom - 12'1" x 9'3" max (3.68m x 2.82m max)

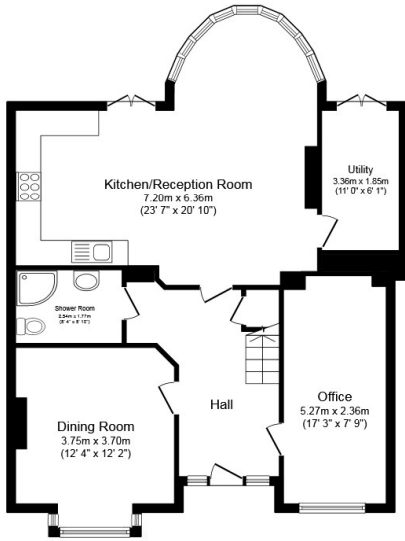
Bedroom - 16'9" x 8' max (5.1m x 2.44m max)

Bedroom - 10' x 7'10" max (3.05m x 2.4m max)

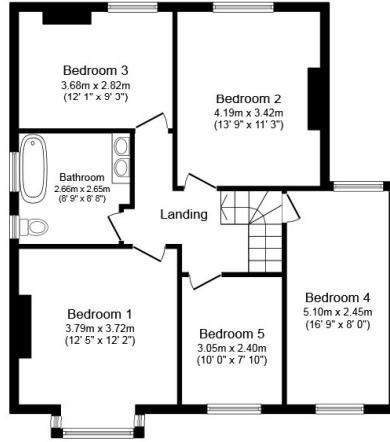
Garden Bar/Gym - 29'4" x 28'10" max (8.94m x 8.8m max)

Landscaped, South Facing Garden - Approx. 120ft

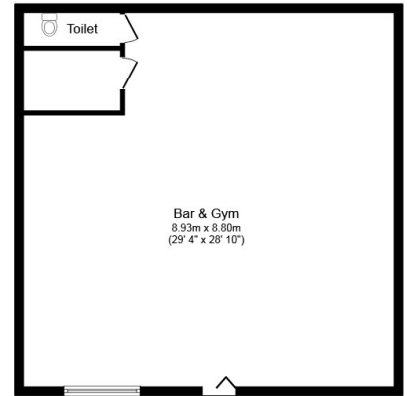
Off Street Parking on Drive



**Ground Floor**



**First Floor**



**Outbuilding**



Total floor area 245.8 m<sup>2</sup> (2,646 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	63	
(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	

