



SUMMERVILLE GARDENS, CHEAM, SUTTON, SM1
£800,000 FREEHOLD

A BEAUTIFULLY PRESENTED FAMILY HOME SITUATED IN A SOUGHT-AFTER LOCATION FEATURING THREE DOUBLE BEDROOMS AND AN OPEN PLAN KITCHEN DINER

Winkworth

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See things differently



AT A GLANCE

- 3 Double Bedrooms
- Scope to Extend STPP
- Front Aspect Living Room
- Open-Plan Kitchen/Dining Room
- Downstairs Cloakroom/WC
- Family Bathroom
- Garage
- Garden approx. 60ft
- Close to Cheam Village
- Close to Well-Regarded Schools
- EPC Rating D
- Council Tax Band E

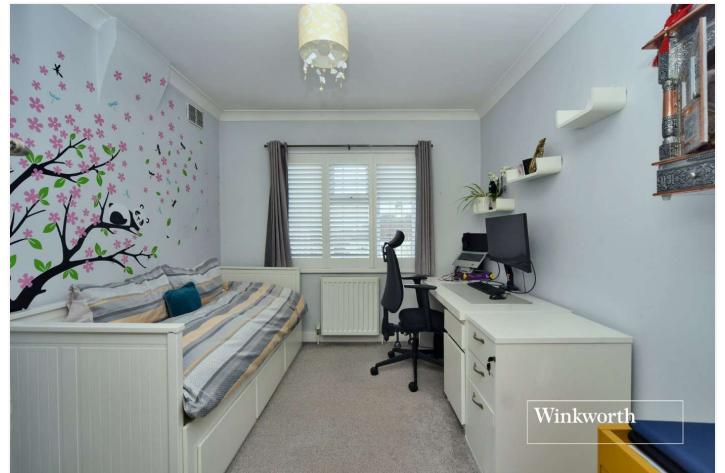
DESCRIPTION

This beautifully presented family home is situated on a highly sought-after road, close to Cheam Village, a choice of well-regarded schools and good transport links. A huge benefit is the significant scope for extension, subject to the usual planning consents.

The property features spacious room sizes and modern décor throughout and is ideal for families looking for contemporary living with future potential to extend. The accommodation comprises a large entrance hall with a cloakroom/WC, a front aspect living room with gorgeous bay window seating and feature fireplace, a modern open-plan kitchen diner with plenty of space for table and chairs, three well-proportioned double bedrooms and a family bathroom.

Externally, the well-maintained rear garden is high fence enclosed, extends to approximately 60ft and features a good-sized patio area ideal for outside socialising with friends and family. To the front of the property, the driveway provides off street parking and gives access to the garage.

Locally, Cheam Village provides an array of shops and restaurants whilst Sutton town centre offers a more extensive range of amenities. Several areas of parkland are within easy reach including Quarry Park, Cheam Park and the historic Nonsuch Park. Families will benefit from a choice of well-regarded schools including St Dunstan's Primary School, Cuddington Croft Primary School and Nonsuch High School for Girls. Commuters will be able to choose from Cheam train station and West-Sutton train station as well as a variety of bus routes towards Epsom, Kingston and Heathrow.



ACCOMMODATION

Entrance Hall

Living Room - 16'1" x 12'9" max (4.9m x 3.89m max)

Kitchen/Dining Room - 20'2" x 14'9" max (6.15m x 4.5m max)

Cloakroom/WC

Bedroom - 16' x 12'10" max (4.88m x 3.9m max)

Bedroom - 14'10" x 10'5" max (4.52m x 3.18m max)

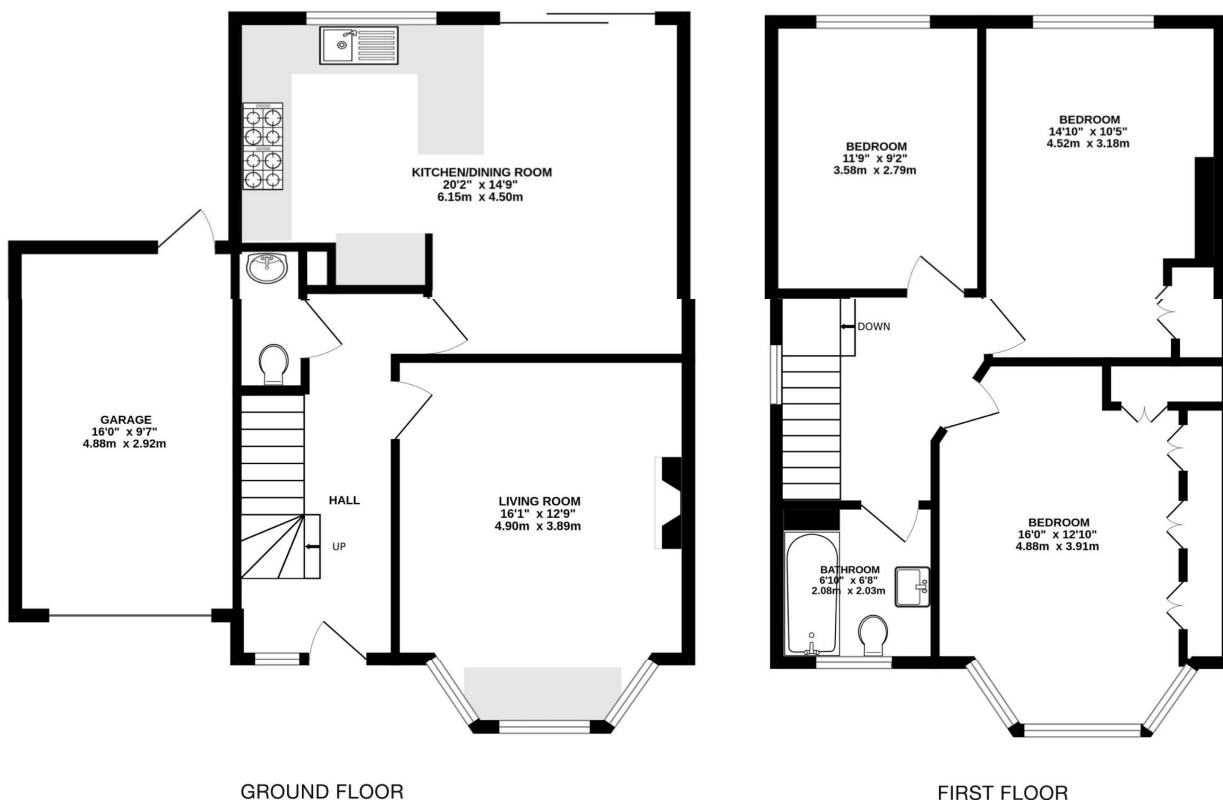
Bedroom - 11'9" x 9'2" max (3.58m x 2.8m max)

Bathroom - 6'10" x 6'8" max (2.08m x 2.03m max)

Garage - 16' x 9'7" max (4.88m x 2.92m max)

Garden - Approx. 60ft





Summerville Gardens, Cheam SM1 2BX
 INTERNAL FLOOR AREA (APPROX.) 1302 sq ft/ 121 sq m
 Garden extends to 60' (18.28m) 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

