



Wickham Avenue | Cheam | Sutton | Surrey
£925,000





Wickham Avenue, Cheam, Sutton,
Surrey

£925,000 Freehold

A stunning family home set in one of Cheam's most desirable roads providing convenient access to Cheam Village, mainline train station, shops, restaurants and nestled amongst the green and leafy Nonsuch Park. The property has a 'show home' finish and has been largely extended to comprise spacious entrance hall, two reception rooms, amazing kitchen/family room, cloakroom, four double bedrooms with en suite to master and extended family bathroom. This exquisite home is further complemented with off street parking for multiple cars, beautiful landscaped garden with a full width summer house/cabin which is currently in use as a games room/bar. An internal viewing is strongly recommended to fully appreciate the property's high end finish and size. EPC rating D.



Front

Block paved driveway providing parking for multiple cars, outside light.

Entrance Hall

Larger than average entrance hall with double glass panelled door to front aspect, Amtico flooring, radiator, coving, alarm.

Reception Room/Office

Double glazed window to front aspect, radiator, coving.

Lounge

Double glazed bay window with bespoke shutters to front aspect, coving, gas fireplace with oak mantel surround and marble hearth.

Kitchen / Family Room

Fantastic spacious all year round family room. Kitchen: full range of eye level and base units, integrated dishwasher, space for American style

fridge freezer, built-in eye level double oven and combination microwave/oven, built in variety coffee machine, inset butler sink with waste disposal unit, hot and cold mixer tap and Quooker boiling water tap, integrated washing machine and tumble dryer, cupboard housing mega flow boiler system. Dining Area: Amtico flooring, Velux window providing natural light, wall mounted hot and cold air conditioning, bi-folding doors, wall mounted TV aerial and socket, USB sockets, stainless steel radiator and space for seating area.

Downstairs W.C.

Fully tiled walls, low level w/c, wall mounted wash hand basin with mixer tap.





First Floor Landing

Approached by open balustraded split staircase with doors to all first floor rooms, double glazed window to side aspect.

Bedroom

Double glazed bay window with bespoke shutters to front aspect, radiator, built in floor to ceiling wardrobes, built in Sky TV.



Bedroom

Double glazed window to rear aspect, radiator, integrated sliding door wardrobes, wall mounted plug socket and aerial for TV.



Bedroom

A further double bedroom with double glazed window and bespoke shutters to front aspect, radiator.

Bathroom

Extended bathroom with fully tiled floor and walls, corner shower cubicle with overhead monsoon shower, hand held shower attachment and wall mounted jet showers, low level WC, free standing bath with mixer tap, his and hers free



standing wash hand basins with mixer tap, double radiator, double glazed obscure windows to rear aspect, remote control mood lighting, built in ceiling speakers, extractor fan.

Second Floor Landing

Approached via open balustraded staircase, double glazed window to side aspect, radiator, door to :-

Master Bedroom

Double glazed window with bespoke shutters to rear aspect, Velux window to front aspect, radiator, eaves storage, door to :-



Ensuite

Fully tiled floor and walls, Velux window to rear aspect, stainless steel towel radiator, wall mounted wash hand basin with under storage, walk in double shower with shower attachment and glass screen, eaves storage.





Garden

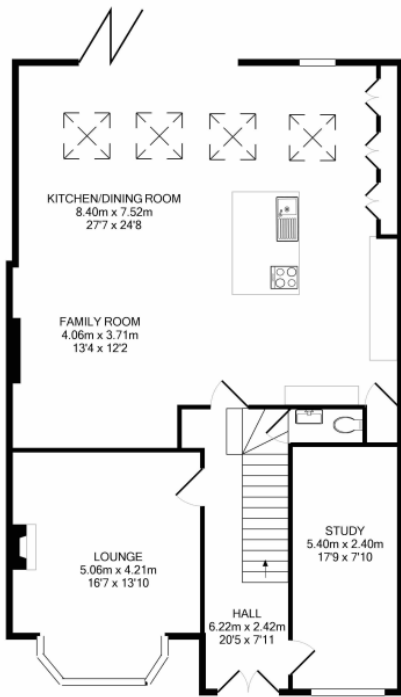
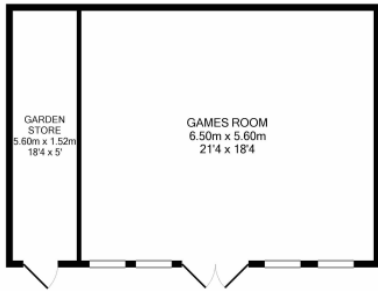
Indian sandstone patio area providing space for garden furniture, gated side access to front, mainly laid to lawn area with LED lit pathway to rear of garden, evergreen shrub border, rear decked area for seating and access to :-

Summer House / Games Room

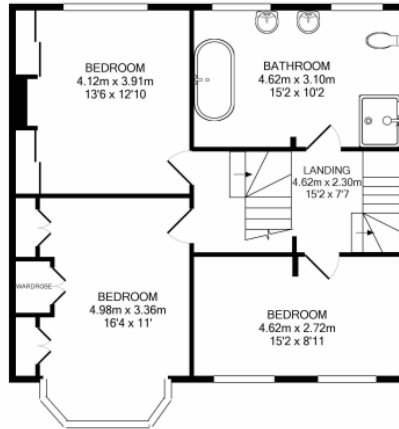
Double glazed French doors, double glazed window overlooking rear garden, wall mounted air conditioning unit, bar area housing fridges and storage, mirrored drink display shelving, spot lights, outside and LED lighting.

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- LAND AND NEW HOMES
- CONVEYANCING

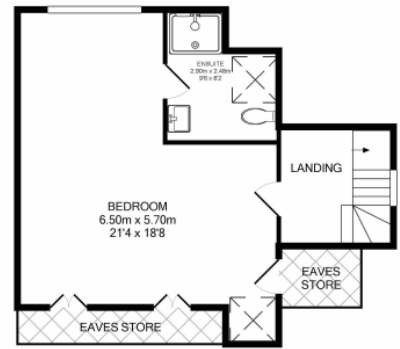
Your View...



Ground Floor
Approx. Floor Area
158.5 Sq.M.
(1706 Sq.Ft.)



1st Floor
Approx. Floor Area
71.2 Sq.M.
(766 Sq.Ft.)



2nd Floor
Approx. Floor Area
43.4 Sq.M.
(468 Sq.Ft.)

Total Approx. Floor Area 273.2 Sq.M. (2940 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Goodfellows Branch Network



Local Authority

Agents Notes

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

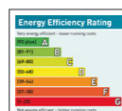
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For full EPC please contact the branch