

# Kennedys'

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65, Frederick Road  
Sutton  
SM12HT

A charming three-bedroom semi on one of Cheam's most desirable roads, just two minutes from West Sutton Station. This bay-fronted home offers bright living spaces, a full-width kitchen/dining room, and a versatile garden studio ideal for a gym, office or beauty room. With parking for four cars and scope to extend (STPP), it's a rare opportunity that blends lifestyle, location, and potential perfectly.

£685,000



3



2



1



4



- Prime Cheam location, moments from village amenities
- Spacious full-width kitchen/dining room
- Bright sitting room with feature bay window
- Stylish, private rear garden
- Off-street parking for up to four vehicles
- Classic bay-fronted semi-detached home
- Outstanding connectivity: 2 min walk to West Sutton Station
- Three bedrooms and a family bathroom
- Exceptional Garden Studio offering superb lifestyle versatility
- Excellent local schools nearby







# PROPERTY DESCRIPTION

## A Timeless Cheam Residence with Exceptional Modern Versatility

### The Residence

Nestled on one of Cheam's most coveted residential roads, this exquisite three-bedroom semi-detached home presents a rare fusion of character and contemporary family living. It is a property that instantly feels established, offering a warm, familiar presence that defines the very best of modern every day life.

The timeless bay-fronted façade and inviting porch entrance set a sophisticated tone from the moment you arrive. Inside, the atmosphere is defined by an abundance of natural light, which floods the dual-aspect living spaces, creating a calm and comfortable sanctuary.

The principal reception room, positioned at the front, is a beautifully proportioned sitting room—a tranquil space perfectly suited for quiet contemplation or elegant evening gatherings. Moving towards the rear, the kitchen/dining room spans the full width of the house, forming the generous, social heart of the home. Designed for the rhythm of modern family life, this area is ideal for both relaxed breakfasts and hosting friends. Crucially, this space to the side of the property offers outstanding potential for further extension or reconfiguration (subject to the usual planning consents), allowing a discerning buyer the opportunity to create a huge truly bespoke open-plan environment.

The first floor is home to three well-appointed bedrooms. The main bedroom is a particular highlight, mirroring the graceful bay below and offering a wonderful sense of light and symmetry. A second double bedroom and a third room—perfectly suited as a dedicated nursery, a luxurious dressing room, or a productive home office—complete the accommodation, all served by a modern family bathroom.

### The Garden & Studio: A Lifestyle Asset

The private rear garden is a genuine asset to the property—a meticulously maintained space designed for both relaxation and outdoor entertaining, which includes the garden's truly exceptional feature: a















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dedicated, fully usable Garden Studio.

This separate, insulated structure offers unparalleled flexibility, transforming effortlessly into a professional home gym, a creative studio, a private salon, or a quiet, detached office. It is the perfect solution for today's dynamic work-life balance, seamlessly blending the convenience of a modern workspace with the tranquility of a garden setting.

To the front, the property benefits from off-street parking for up to four vehicles (two on the private driveway and two additional allocated spaces within the neighbouring close)—a highly valuable and rare advantage in this sought-after location.

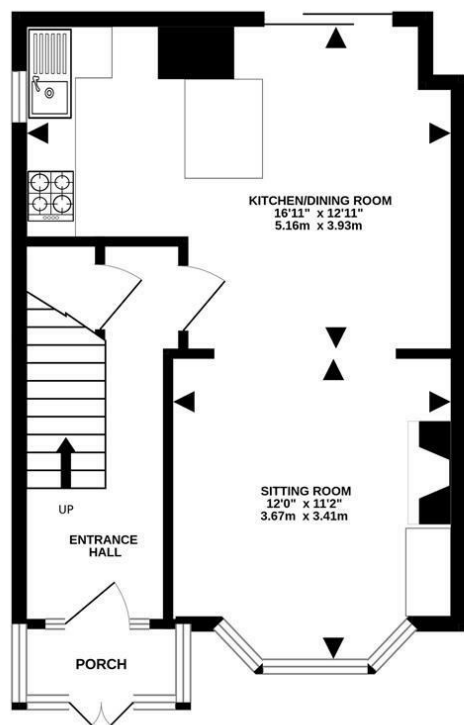
The Location: Frederick Road, Cheam

Frederick Road is one of those rare Cheam addresses that achieves a perfect balance: peaceful residential living with instant, effortless connectivity. Cheam Village, with its charming collection of independent cafés, boutique shops, and strong community feel, is a short walk away.

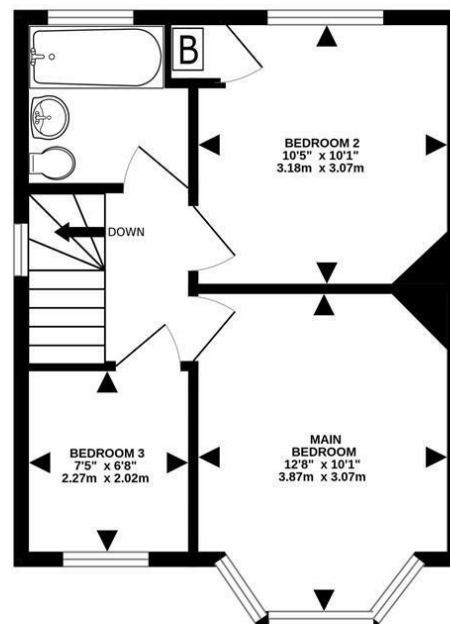
For the commuter, the location is truly second to none. West Sutton Station is only a two-minute walk, providing immediate access to the rail network. Cheam and Sutton stations are also within easy reach, offering fast and direct services to London Victoria and London Bridge. Road connections are excellent, with the nearby A217 providing quick access to the wider Surrey and London road network.

Families are exceptionally well-catered for, with a selection of highly regarded schools nearby, including Cheam High, St Dunstan's Primary, and several outstanding independent options, cementing this as a premier location for family life.

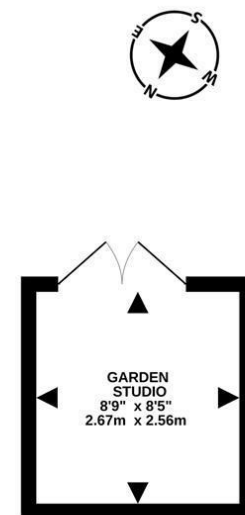
2



GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



GARDEN STUDIO  
74 sq.ft. (6.8 sq.m.) approx.

TOTAL FLOOR AREA : 838 sq.ft. (77.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

75

51

# 65, Frederick Road

If you would like to arrange a viewing, please call Martin Buhagiar on 07795460499 or a member of the Kennedyssales team on 01737 817718

TENURE: Freehold  
EPC RATING: E  
COUNCIL: Sutton  
TAX BAND: D

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