



KAYBRIDGE  
RESIDENTIAL

Wickham Avenue

Cheam

Guide Price £1,100,000 - £1,150,000



## Wickham Avenue

### Cheam

- Extended five-bedroom semi-detached family home
- Stunning open-plan kitchen/dining room with vaulted ceiling, skylight & central island
- Underfloor heating in kitchen/dining room
- Ground-floor bedroom with adjacent shower room – ideal for guests or multi-generational living
- Bi-folding doors opening onto a covered outdoor entertaining area
- Detached garden room – perfect home office, gym, or studio
- Additional outbuilding with storage & WC
- Sought-after location close to Cheam Village, Nonsuch Park & excellent schools

A beautifully extended five-bedroom semi-detached family home offering over 2,000 sq ft of versatile accommodation, with a stunning open-plan kitchen, garden room, and off-street parking for multiple vehicles.

Kaybridge Residential is delighted to present this superbly presented and thoughtfully extended 1930s semi-detached home, situated on the ever-popular Wickham Avenue in Cheam. Combining classic period charm, including a handsome bay fronted window with characterful brick and tile hung elevations with bright, contemporary interiors, this is a home that has been finished to an exceptional standard throughout.



## Ground Floor

The ground floor offers wonderfully flexible living space. To the front, a generous bay-fronted reception room measuring almost 25ft provides an elegant formal living space, while a second reception room offers the perfect family room, playroom, or home office.

The true heart of the home is the striking open-plan kitchen/dining room. This impressive space features a vaulted ceiling with skylight, sleek shaker-style cabinetry, a substantial central island with breakfast bar seating, and integrated appliances all flooded with natural light from bi-folding doors that open directly onto the garden and covered outdoor seating area, creating seamless indoor-outdoor living.

A fifth bedroom on the ground floor ideal for guests, multi-generational living, or a spacious study, is served by a conveniently located shower room, alongside an additional WC.

## First Floor

Upstairs, the property offers four well-proportioned bedrooms, including a 16ft principal bedroom with modern ensuite bathroom. The first floor is served by a family bathroom together with a separate shower room, ideal for busy family life.

## Outside

To the rear, the garden has been designed with entertaining in mind, featuring a covered seating area accessed directly from the kitchen. A standout feature is the detached garden room (13'9 x 10'11) with adjoining store – perfect as a home office, gym, or studio. A further outbuilding provides valuable storage along with an additional WC.

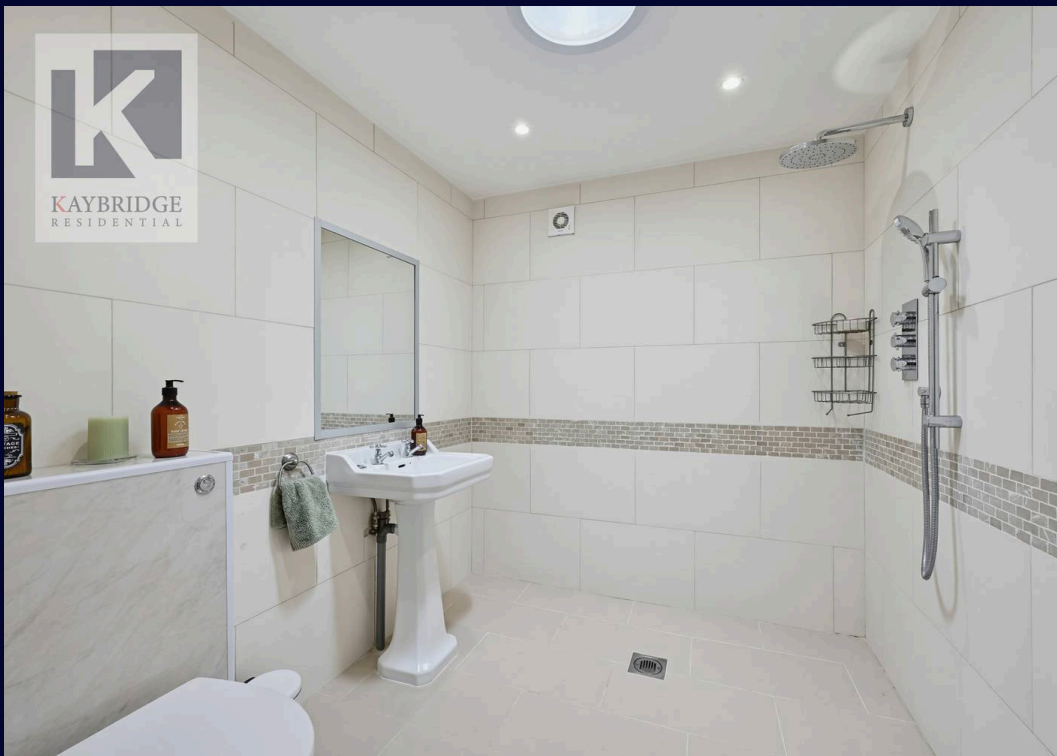
To the front, a generous block-paved driveway provides off-street parking for several vehicles, leading to the garage.

Council Tax band: F

Tenure: Freehold

Wickham Avenue is superbly positioned for family life, within easy reach of Cheam Village with its boutique shops, cafés, and restaurants. The area is renowned for its excellent selection of highly regarded schools, while nearby Nonsuch Park offers acres of green open space





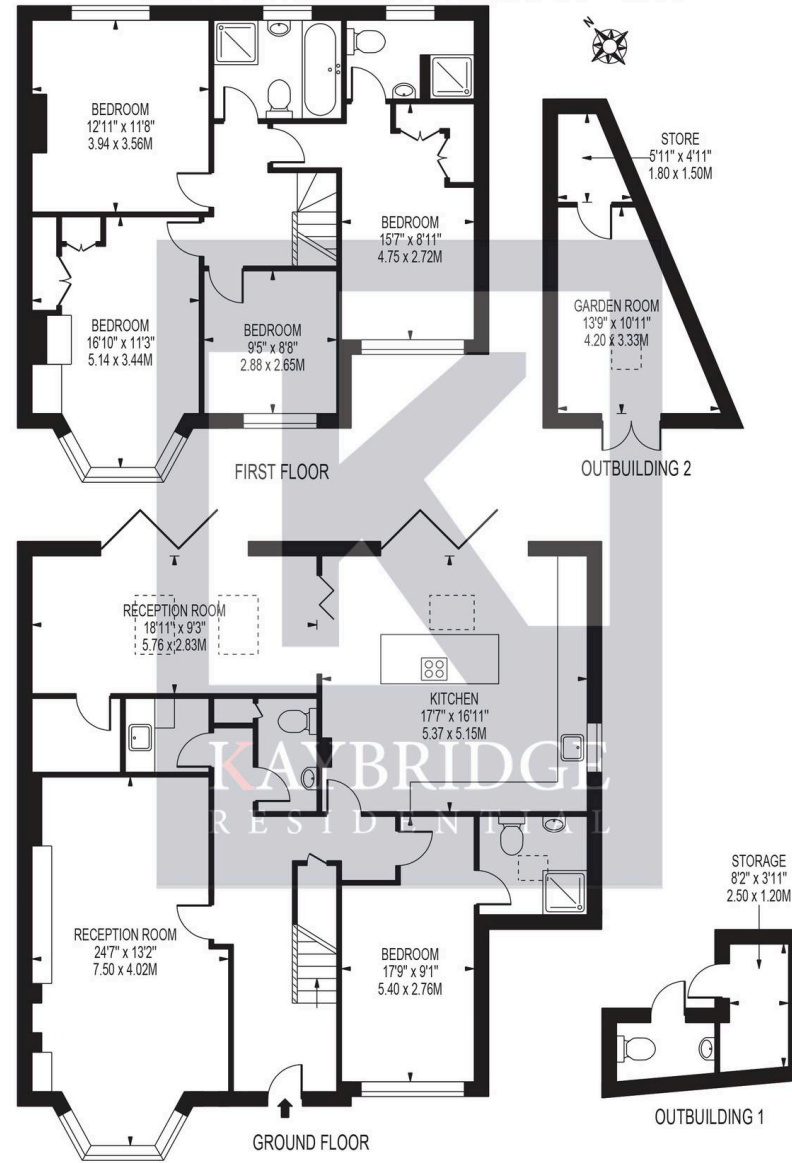
# WICKHAM AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2005 SQ FT - 186.31 SQ M

(EXCLUDING OUTBUILDING 1 & OUTBUILDING 2)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 1: 35 SQ FT - 3.25 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 2: 135 SQ FT - 12.68 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



## Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • [info@kbridge.co.uk](mailto:info@kbridge.co.uk) • [www.kaybridgeresidential.co.uk/](http://www.kaybridgeresidential.co.uk/)

The information contained in this brochure is provided for general guidance and marketing purposes only. While every effort has been made to ensure the accuracy of the details provided, Kaybridge Residential cannot guarantee that all information is correct, complete, or up-to-date. Property Details: The descriptions, floor plans, dimensions, and photographs are intended to give a general overview of the property and may not represent its precise condition or layout. Prospective buyers are advised to