

The PERSONAL Agent

Chatsworth Road, Cheam

Guide Price £675,000

Chatsworth Road, Cheam,

- Four bedrooms over three floors
- Loft bedroom with en suite shower room
- Two interconnecting reception rooms
- Separate dining room with garden access
- 18'9" x 7'6" kitchen
- Family bathroom with bath and separate shower
- Garden office/gym with additional storage (271 sq ft)
- Presented in excellent condition throughout
- Off street parking and an electric car charger
- Viewings by appointment

A superb and exceptionally well-presented four bedroom family home, extending to 1,659 sq ft (154.12 sq m) including a versatile outbuilding. Finished to a high standard throughout and thoughtfully arranged over three floors, this is a home that is ready to move straight into and enjoy.

A welcoming entrance hall with useful built-in storage leads to the heart of the home. The ground floor is arranged as a fabulous run of connected living space, perfect for modern family life and entertaining. The front reception room, measuring 13'6" x 11'6" (4.15m x 3.49m), is enhanced by a bay window that fills the room with natural light, and flows through to a second reception room of 13' x 10'9" (3.95m x 3.27m), ideal as a family sitting room, playroom or study.





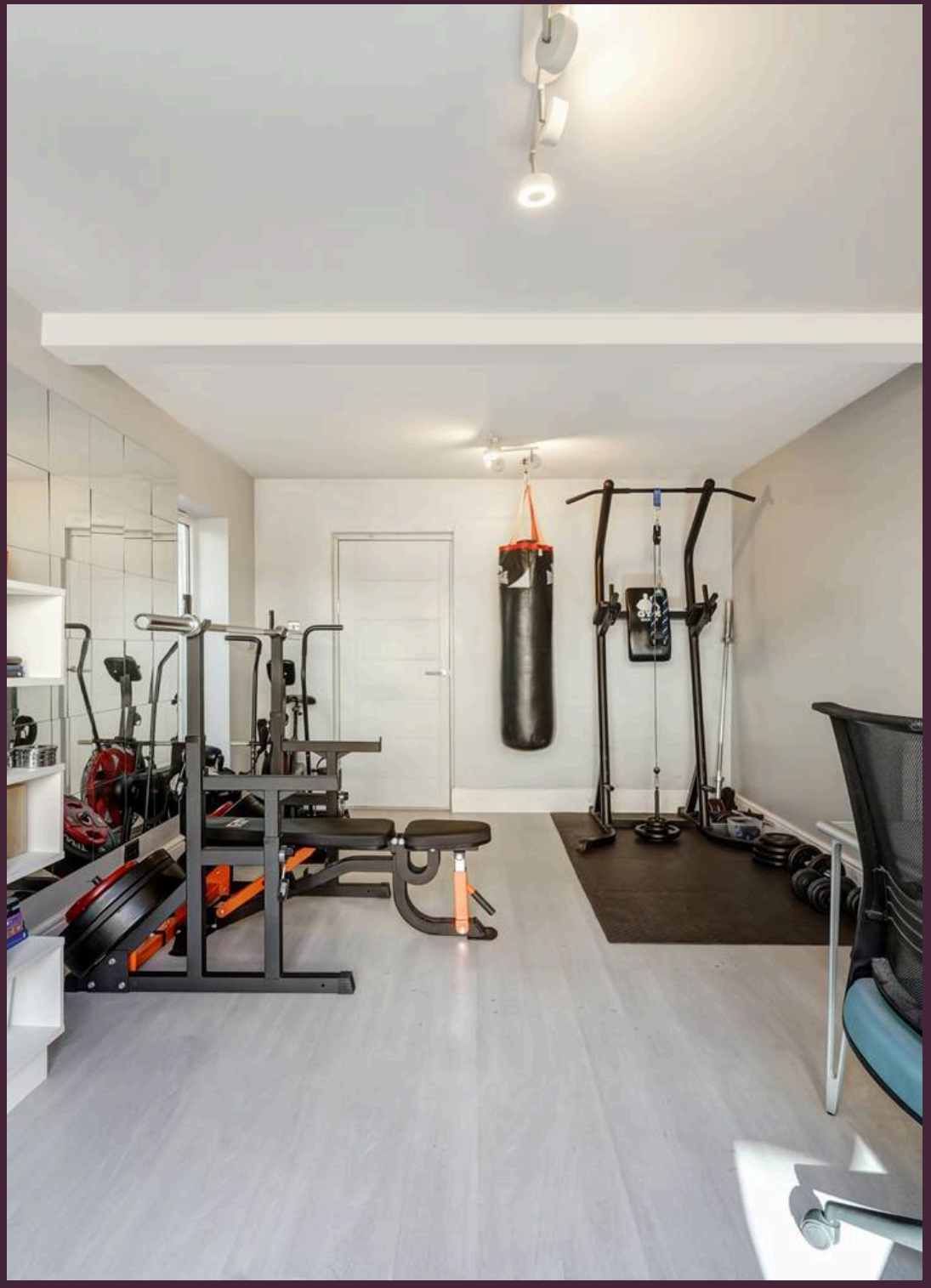






Description

To the rear, the dining room measures 9'9" x 8'6" (3.00m x 2.57m) and benefits from double doors opening out to the garden, creating a wonderful connection between indoor and outdoor living. The kitchen, measuring 18'9" x 7'6" (5.73m x 2.28m), is generously proportioned and well equipped, with ample space for cooking and preparation and a side door providing convenient access outside. The first floor offers three bedrooms and a stylish family bathroom. The principal double bedroom to the front measures 14'9" x 11' and enjoys a bay window and fitted storage. The second double bedroom is to the rear also with built-in wardrobe space. The third bedroom, at 7'6" x 6'6" , is a flexible room well suited to a child's bedroom, nursery or home office. The family bathroom is fitted with a bath and a separate shower enclosure.



The loft conversion provides a superb additional bedroom of 17'9" x 16'6", a genuinely impressive space with excellent storage built into the eaves and its own en suite shower room. A real highlight of the property is the substantial outbuilding at the foot of the garden, extending to 271 sq ft (25.16 sq m). The garden office/gym measures 17'3" x 11' and has double doors opening onto the garden, with a further storage area measuring 11'3" x 6'6". Perfect for those working from home, keeping fit or pursuing a hobby, all without leaving the property. Further benefits include off street parking, complete with the added convenience of an electric vehicle charging point, making it ideal for modern-day living. The property is superbly positioned for families and commuters alike, situated on Chatsworth Road, just a short walk from the heart of Cheam Village. The village offers a charming selection of independent shops, cafés, restaurants and everyday amenities, alongside a welcoming community atmosphere. Families are particularly well catered for, with a choice of well-regarded local schools in the surrounding area, including Cheam Park Farm Primary Academy, Avenue Primary Academy and Nonsuch High School for Girls, subject to catchment areas and admission criteria. For those who enjoy the outdoors, Cheam Recreation Ground is approximately a five-minute walk away and provides a lovely green space with connections to the beautiful Nonsuch Park, perfect for family walks and weekend activities. Commuters are equally well served, with Cheam railway station providing regular services into Central London, including London Victoria and London Bridge. There are also excellent local bus links, with the 93 bus stop just a minute's walk away, offering services towards Morden Underground Station and Wimbledon. Convenient access to Sutton, Epsom and the A3/M25 further enhances the property's excellent connectivity, making this an attractive location for those seeking a balance of village living, green open spaces and convenient transport links.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





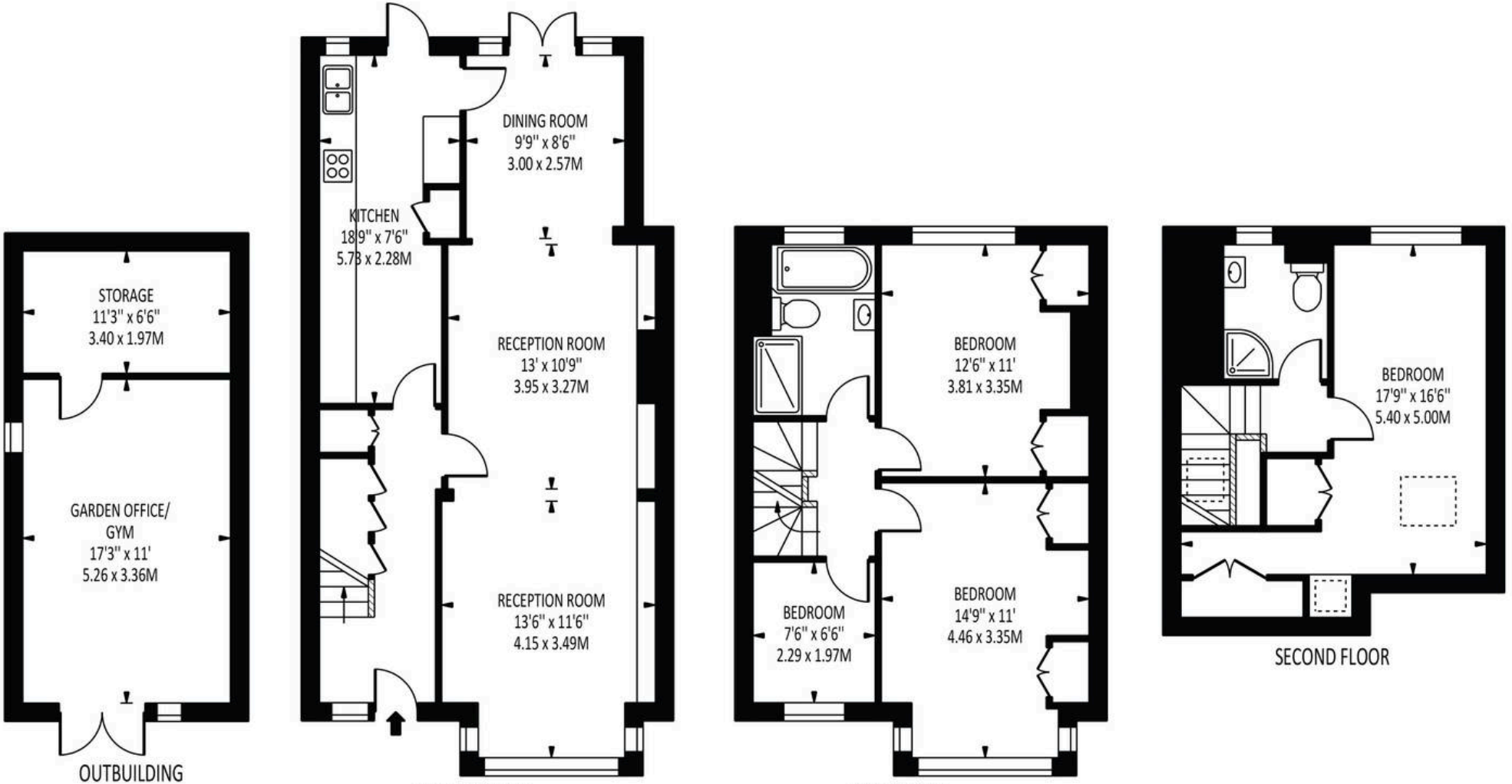




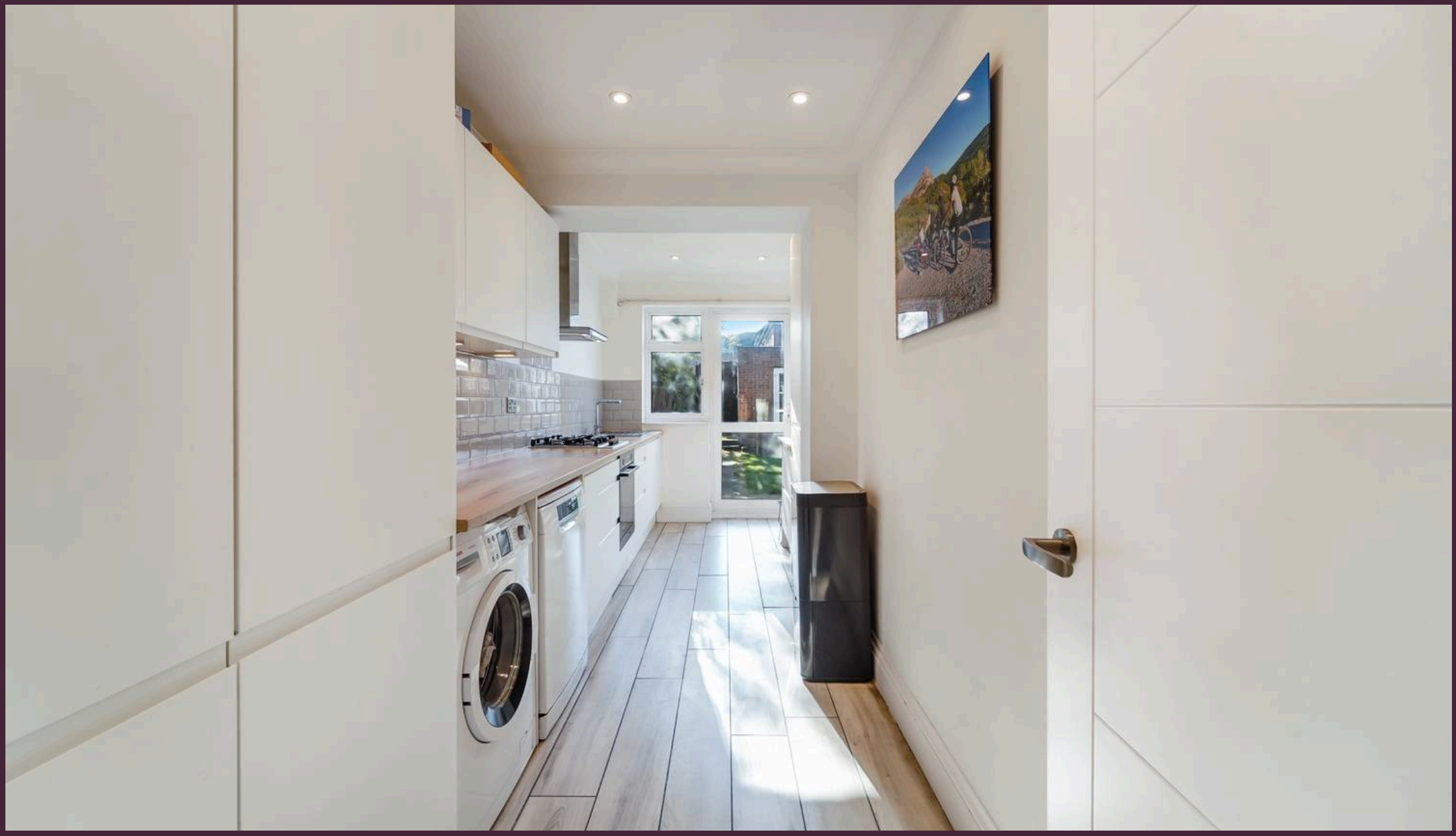
The PERSONAL Agent

Chatsworth Road

Total Area: 1659 SQ FT • 154.12 SQ M
(Including Outbuilding)
Outbuilding Area : 271 SQ FT • 25.16 SQ M



Disclaimer: 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 of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, 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.



The Personal Agent Ltd

62 Stoneleigh Broadway, Epsom - KT17 2HS

02083939411 • Stoneleigh@thepersonalagent.co.uk • thepersonalagent.co.uk/