



barnard marcus

**Walton Avenue, Cheam Sutton SM3 9UB**





**welcome to**

## **Walton Avenue, Cheam Sutton**

This three-bedroom terraced house is offered for sale in immaculate condition and is located in the popular Cheam park farm area of Sutton.

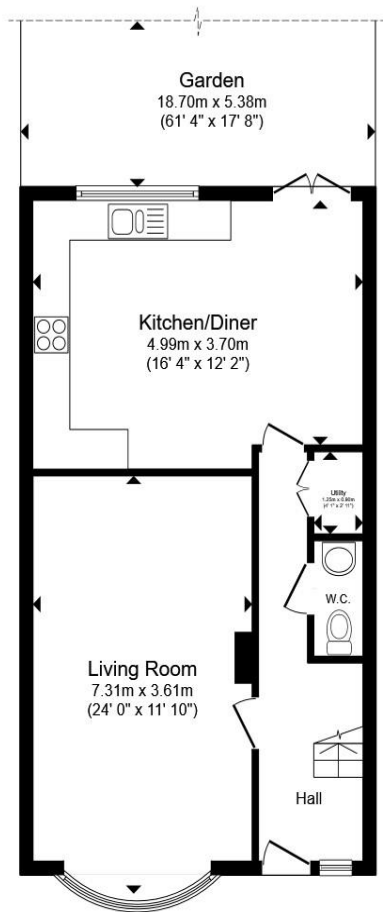
The ground floor features a spacious separate lounge reception room with large windows, providing a spacious and comfortable living space as well as a WC with a heated towel rail and a utility cupboard. To the rear, the extended kitchen with good natural light and dining space creates a practical hub for day-to-day living and entertaining. The layout leads out to a garden, offering useful outdoor space.

Upstairs, the property offers two double bedrooms, one with built-in wardrobes, and a further single bedroom, suitable as a child's room or home office. The family bathroom includes a three piece suite.

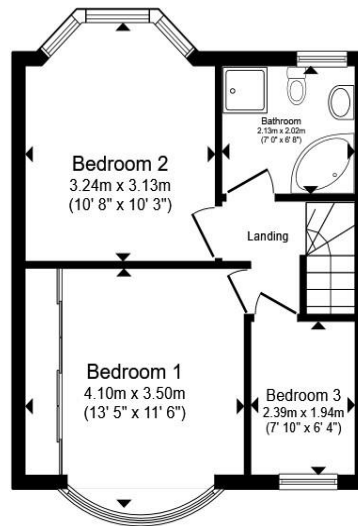
Cheam is well-regarded for its local amenities, with a range of shops, cafés and services available in Cheam Village and North Cheam. There are nearby schools in the area, making this home suitable for families and first-time buyers looking for a well-connected residential location.

Green spaces and nearby parks in and around Cheam and Sutton provide options for walking, leisure and play, contributing to the area's appeal. Public transport links are convenient, with Cheam and Sutton railway stations within reach, offering services into central London, including London Victoria and London Bridge, typically in around 30-40 minutes. Local bus routes further connect to neighbouring districts and transport hubs.

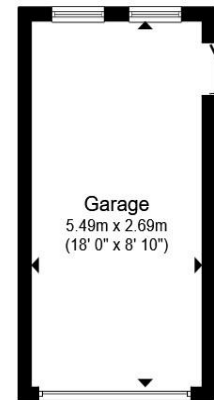




**Ground Floor**



**First Floor**



**Garage**



Total floor area 105.6 m<sup>2</sup> (1,137 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Walton Avenue, Cheam Sutton

- Immaculate three-bedroom terraced house
- Spacious separate lounge reception with large windows
- Kitchen and dining area
- Private garden ideal for entertaining and rear access
- Off-street parking available

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£575,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110983](https://barnardmarcus.co.uk/Property/SUT110983)



Property Ref:  
SUT110983 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8643 8245**



[Sutton@barnardmarcus.co.uk](mailto:Sutton@barnardmarcus.co.uk)



2&3 Regent Parade, Brighton Road, SUTTON,  
Surrey, SM2 5BL



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**