



KAYBRIDGE  
RESIDENTIAL



Windsor Avenue, Cheam

Sutton

In Excess of £650,000



# Windsor Avenue

Cheam, Sutton

- Four Bedroom
- Park Farm location
- Rear reception room
- Highly desirable location within catchments of outstanding schools
- En Suite Shower Room
- Downstairs WC
- Summer house, Office

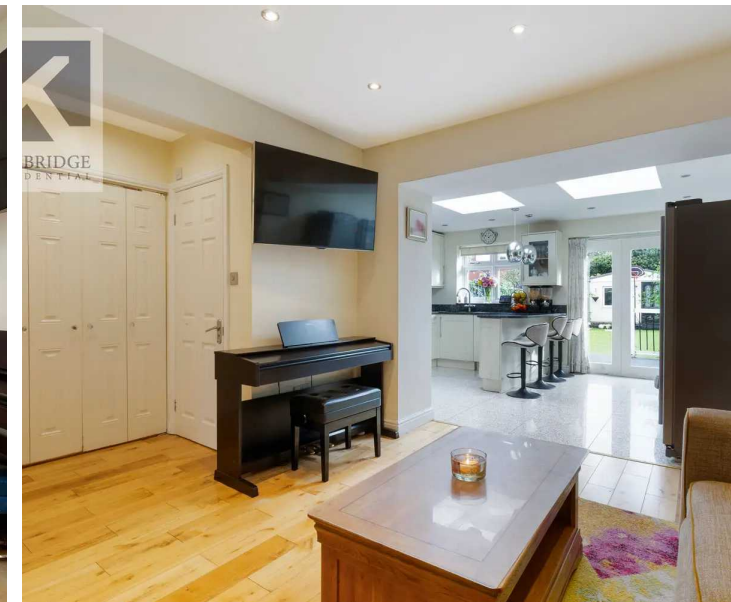
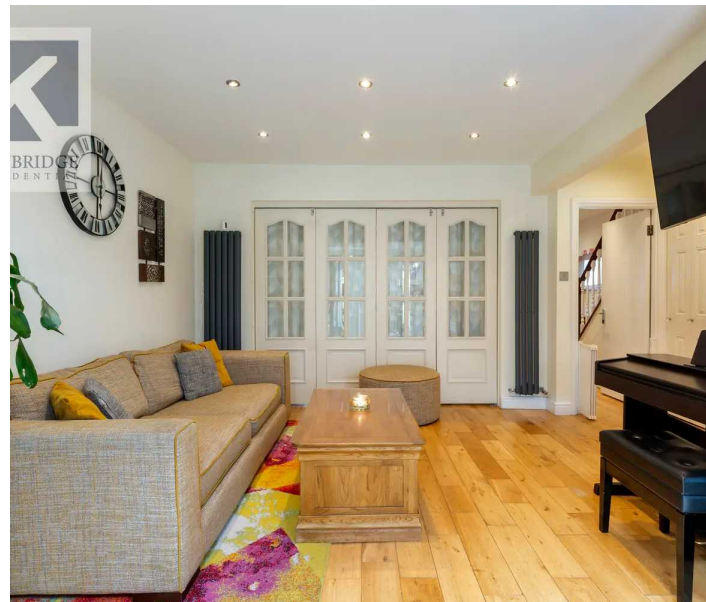
Kaybridge Residential proud to present A four bedroom extended house with ensuite and downstairs shower rooms, extended kitchen and parking in the heart of Cheam Park Farm. This family friendly area well known for its infants and junior school which are revered as some the best schools in the area. Cheam High school is located in Churchill Road.



As you enter the property you'll see to the right of the entrance hallway is the reception room with a front aspect double glazed rounded bay window. The second reception room is open to the kitchen diner with underfloor heating, creating a recently renovated space (measuring 15' x 11'8) with patio doors leading onto the garden. The ground floor further benefits from a shower room with WC. There is also modern wooden staircase.

On the first floor are 3 bedrooms and a family bathroom. On the 2nd floor is a master bedroom with en suite shower room.

The low maintenance garden has a lawn area, a







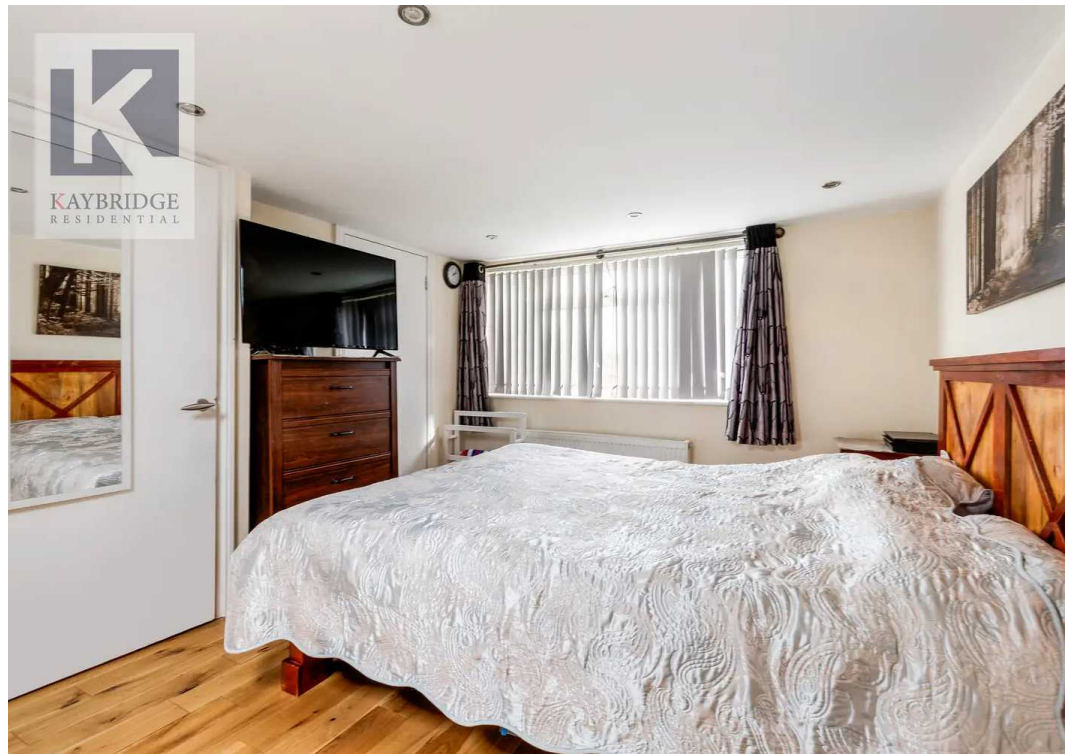
## 5 Windsor Avenue

Cheam, Sutton

Council Tax band: E

Tenure: Freehold







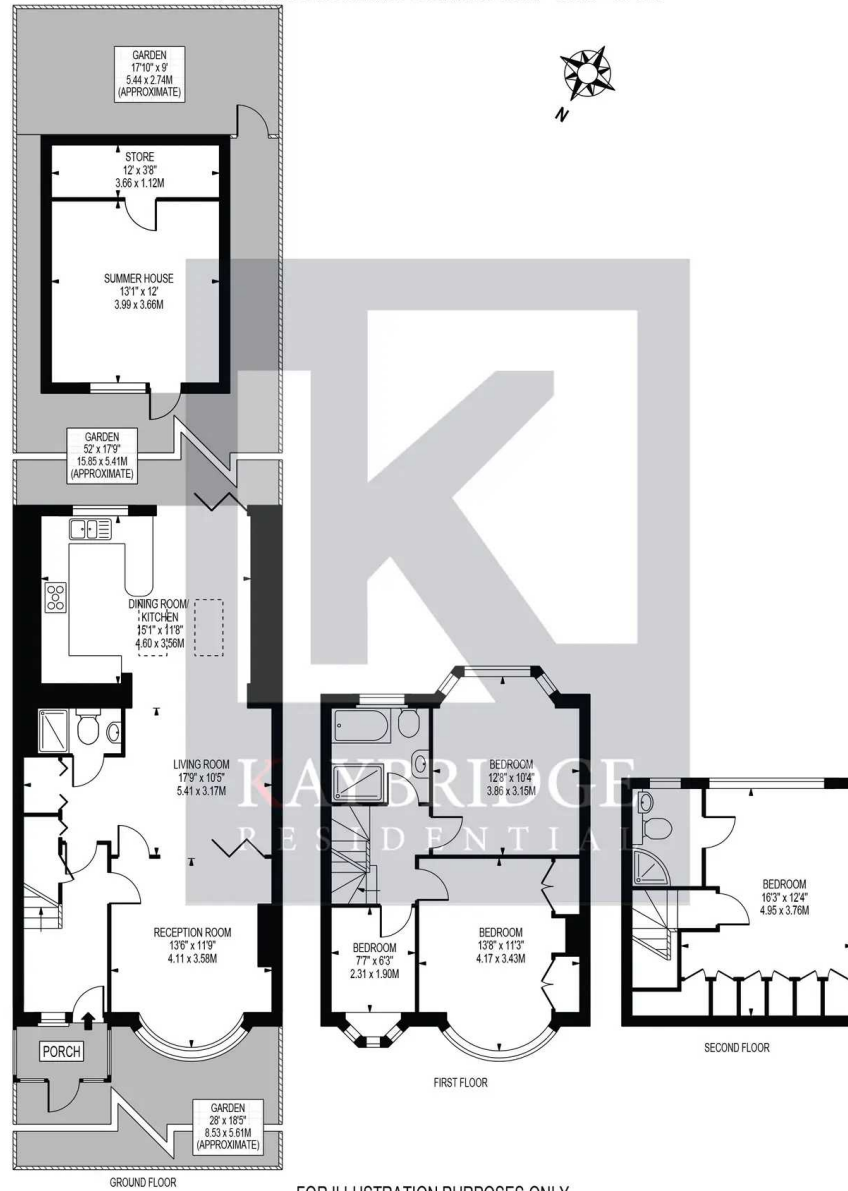
# WINDSOR AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1281 SQ FT - 119.01 SQ M

(EXCLUDING SUMMER HOUSE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 157 SQ FT - 14.60 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 44 SQ FT - 4.10 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 Agent

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