



The Avenue, Cheam

The Avenue

Cheam

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- South Cheam Location
- Detached House
- Five Bedrooms
- Two Bathrooms
- Integral Garage
- South Facing Garden
- Catchment for Sought After Schools





Set within one of South Cheam's most prestigious and sought after residential roads, this substantial five bedroom detached residence offers an exceptional opportunity to acquire a spacious and versatile family home in a highly regarded location.

The property is approached via an impressive entrance hall which immediately creates a wonderful sense of space and flow throughout the home. A selection of generously proportioned reception rooms provide ideal areas for both formal entertaining and everyday family living. The principal reception room is beautifully bright and inviting, enhanced by large windows that flood the space with natural light, whilst the formal dining room offers an elegant setting for hosting family gatherings and dinner parties.

To the first floor, five well-sized bedrooms provide flexible accommodation for growing families. The principal suite benefits from fitted wardrobes and a private en suite bathroom, whilst the remaining bedrooms are served by a spacious family bathroom featuring both a bath and separate shower enclosure.

Perfectly positioned for families, the property falls within catchment for a number of highly regarded schools and enjoys easy access to local amenities, transport connections and nearby shopping facilities. South Cheam is particularly renowned for its peaceful tree lined streets, excellent community atmosphere and superb accessibility into London and the surrounding areas.

Offering an outstanding balance of space, practicality and location, this impressive detached home presents an exciting opportunity for buyers seeking a long term family residence in a premier Surrey neighbourhood.



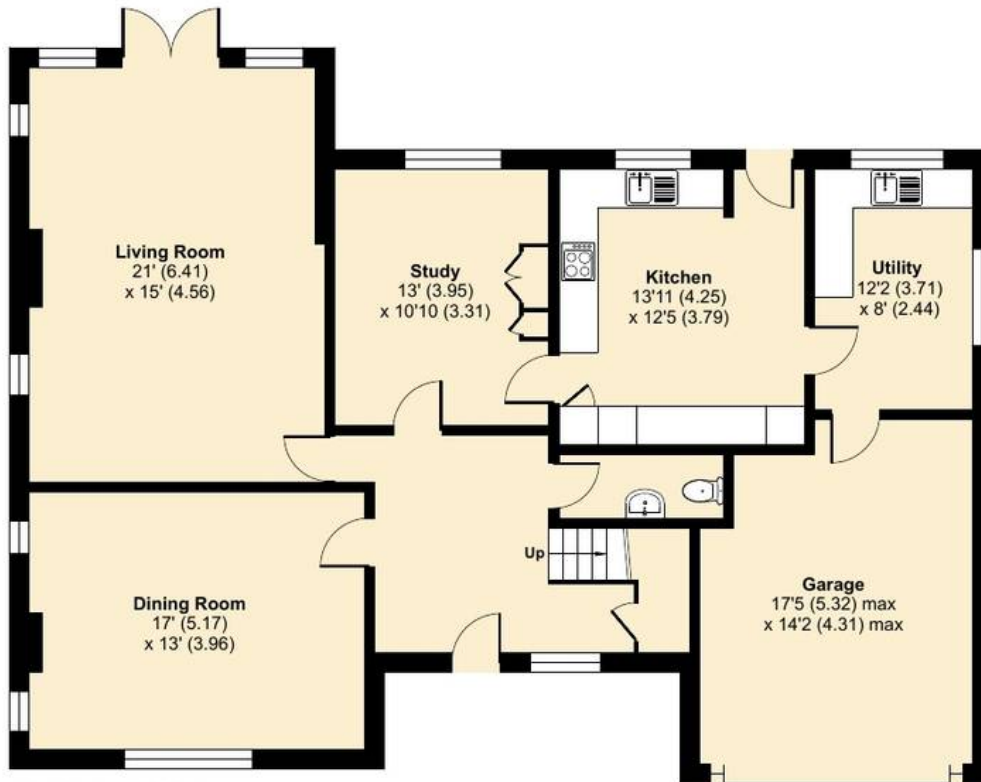
The Avenue, Cheam, Sutton, SM2

Approximate Area = 2437 sq ft / 226.4 sq m

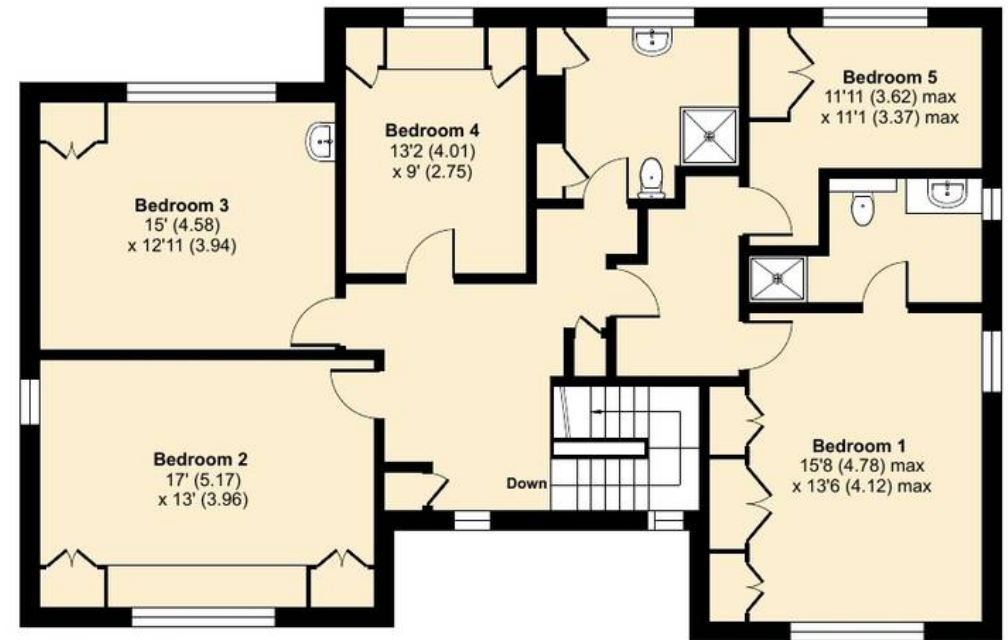
Garage = 224 sq ft / 20.8 sq m

Total = 2661 sq ft / 247.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for V&H Homes. REF: 1465768

V&H
HOMES