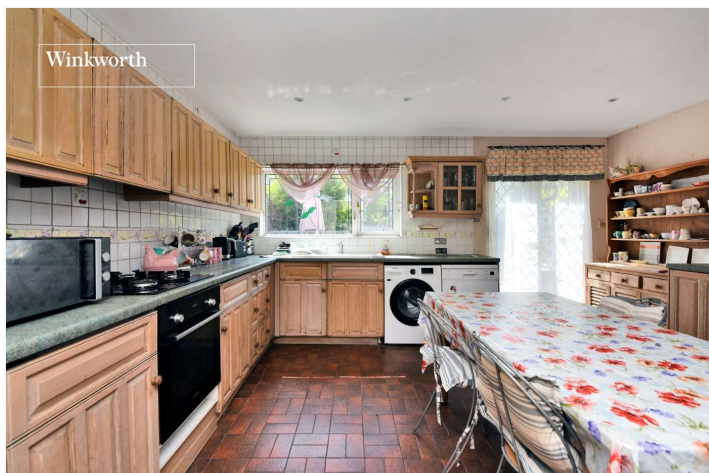




WILLOW WALK, SUTTON, SM3
OIRO £495,000 FREEHOLD

**AN EXTENDED END OF TERRACE FAMILY HOME
 FEATURING A SOUTHERLY ASPECT REAR GARDEN
 LOCATED CLOSE TO A VARIETY OF GOOD SCHOOLS**

Winkworth

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See things differently



AT A GLANCE

- End of Terrace Family Home
- No Onward Chain
- Three Bedrooms
- Two Spacious Reception Rooms
- Large Kitchen-Breakfast Room
- Upstairs Family Bathroom
- Approx. 65ft Rear Garden
- Off Street Parking on Drive
- 0.6mile Walk from West Sutton Station
- Close to Well-Regarded Schools
- EPC Awaited

DESCRIPTION

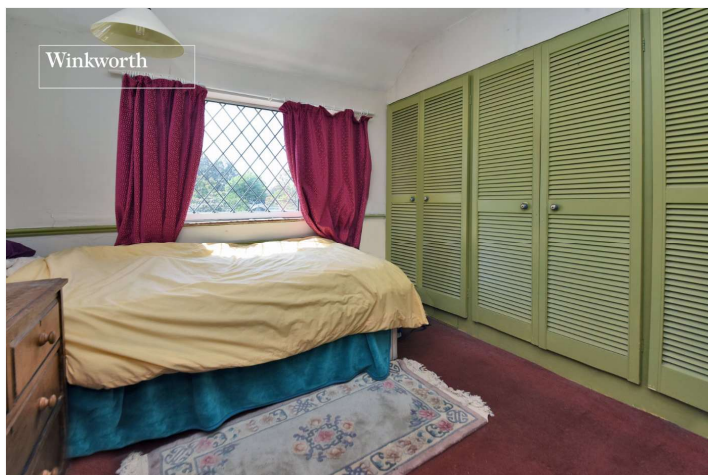
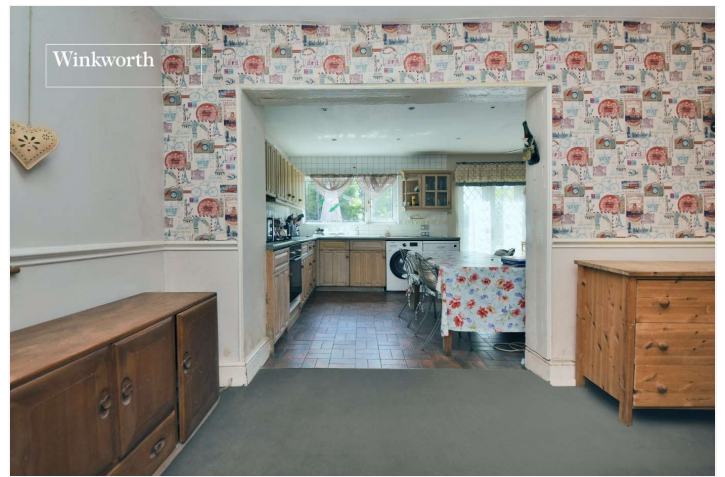
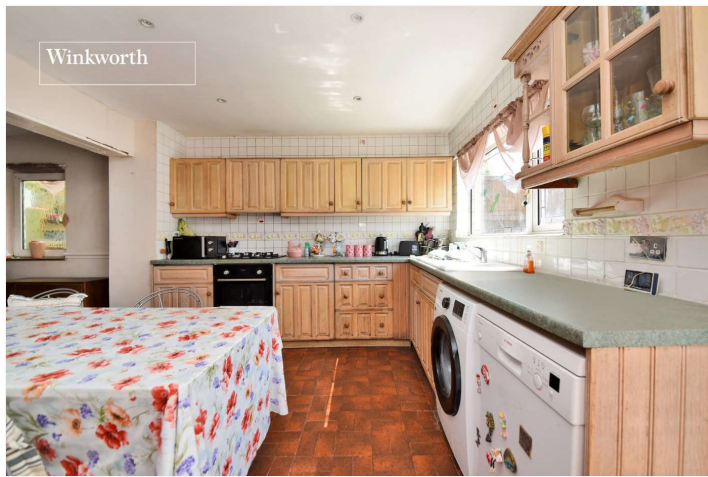
This three-bedroom family home is ideally positioned within easy reach of a number of highly regarded schools, making it a perfect choice for growing families. Thoughtfully extended to the rear, the property offers spacious ground floor living space, complemented by a generous south-facing garden of approximately 65ft and the added advantage of no onward chain.

The ground floor accommodation comprises an entrance porch, leading through to a front-aspect living room complete with feature fireplace, a good-sized dining room and a spacious kitchen/breakfast room. Upstairs, there are two well-proportioned double bedrooms, single bedroom and a family bathroom/WC. The property also offers potential for further extension, subject to the usual planning consents, allowing future owners to tailor the space to their needs.

Externally, the rear garden enjoys a sunny southerly aspect and offers a high degree of privacy, with a combination of low maintenance astro turf and mature trees and shrubs. To the front, a driveway provides convenient off-street parking.

Locally, the property is set approx. 0.6miles to West Sutton train station which provides fast and frequent services to London as well as a variety of bus routes. Sutton town centre and Cheam Village provide a range of shops, restaurants and amenities. Families seeking well-regarded education will have a choice of schools including Cheam Park Farm Primary and Cheam High School.

Please note - we are advised the property is sold as seen, unless we are advised otherwise.



ACCOMMODATION

Living Room - 15'2" x 10'2" max (4.62m x 3.1m max)

Dining Room - 16' x 9'5" max (4.88m x 2.87m max)

Kitchen - 15'2" x 11'2" max (4.62m x 3.4m max)

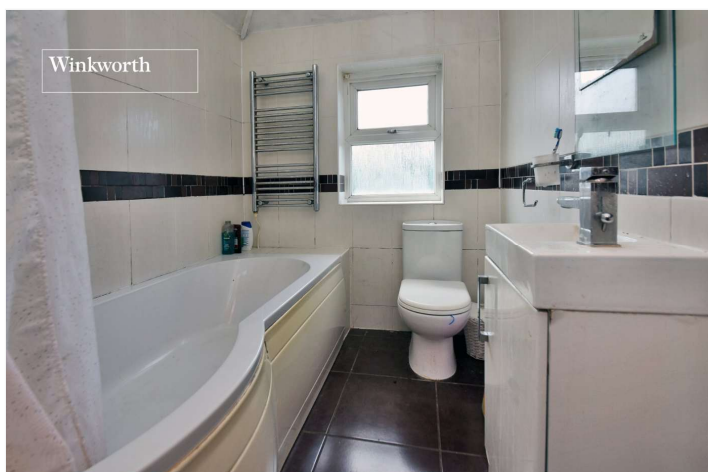
Bedroom - 14' x 10'1" max (4.27m x 3.07m max)

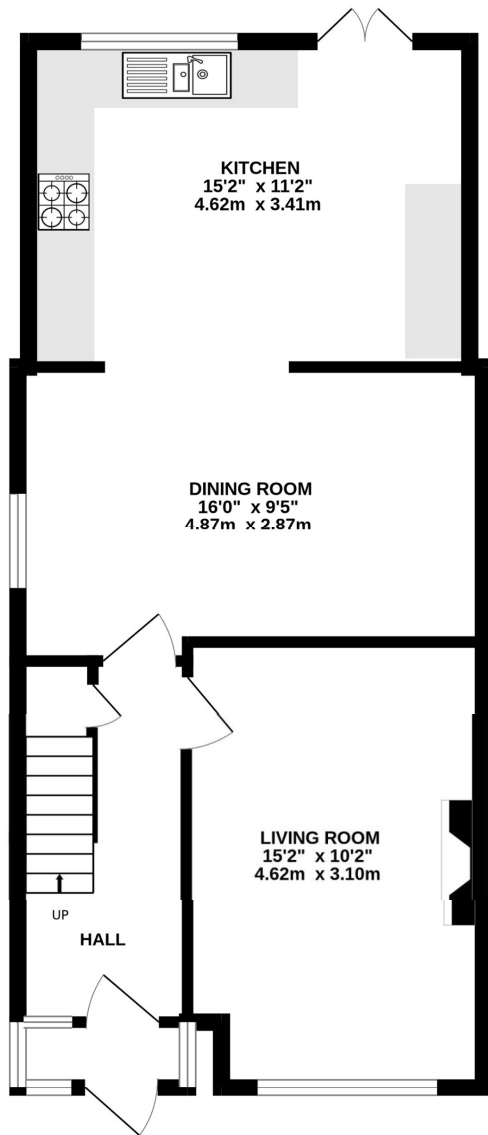
Bedroom - 10'4" x 9'11" max (3.15m x 3.02m max)

Bedroom - 7'11" x 5'9" max (2.41m x 1.75m max)

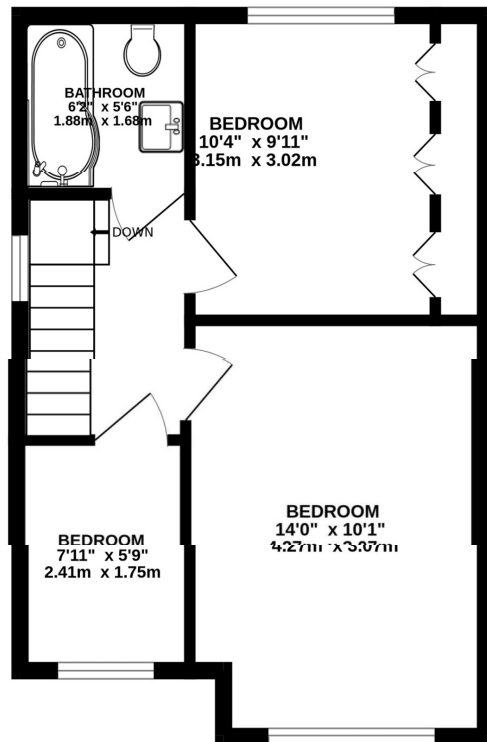
Family Bathroom - 6'2" x 5'6" max (1.88m x 1.68m max)

Garden - Approx. 65ft





GROUND FLOOR



FIRST FLOOR

Willow Walk, Cheam SM3 9QQ
INTERNAL FLOOR AREA (APPROX.) 950 sq ft/ 88.2 sq m
Garden extends to 65' (19.81m) approx.

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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