



Price

£2,750,000

Freehold

5x  3x  4x 

The Drive, South Cheam,  
Surrey, SM2

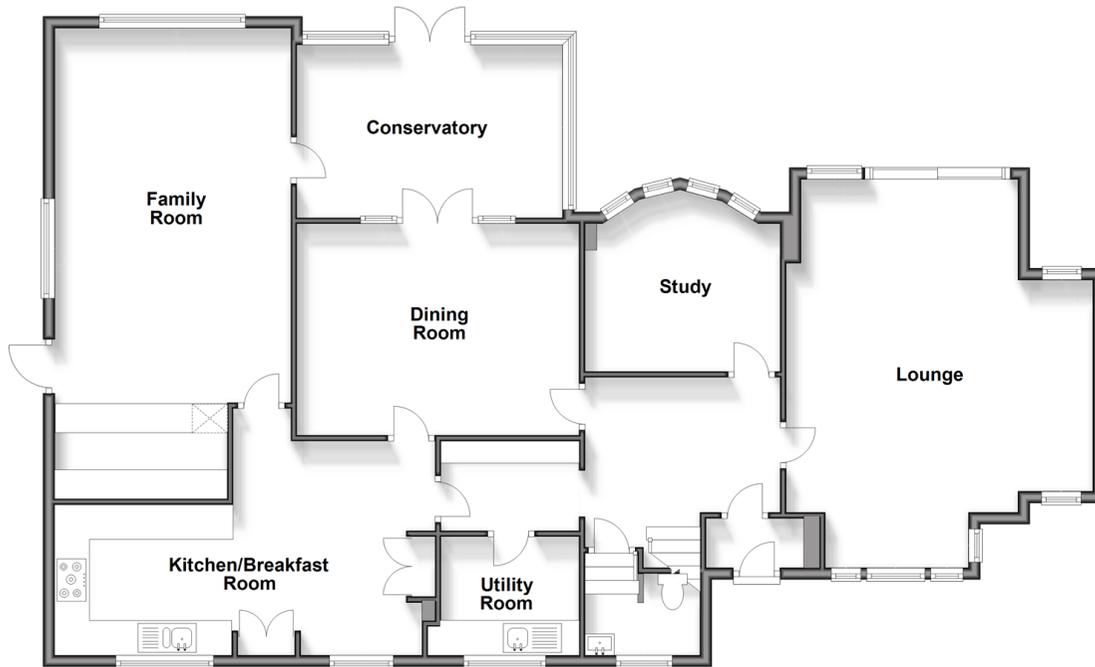
**OVER 60?**

Secure this property  
for up to **59% less!**

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### Ground Floor

Approx. 150.2 sq. metres (1616.9 sq. feet)



### First Floor

Approx. 122.2 sq. metres (1315.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 22'5 maximum x 17'1 maximum  
(6.84m x 5.21m)

Dining Room: 16'1 x 11'10 (4.91m x 3.61m)

Family Room: 26'5 maximum x 13'2 (8.06m x 4.02m)

Kitchen/Breakfast Room: 22'2 x 13'6 (6.76m x 4.12m)

Utility Room: 8'4 x 6'6 (2.54m x 1.98m)

Study: 10'10 x 10'4 (3.30m x 3.15m)

Conservatory: 14'8 x 9'7 (4.47m x 2.92m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'5 x 14'1 maximum (4.40m x 4.30m)

En-Suite Shower Room

Bedroom 2: 16'1 x 12'1 (4.91m x 3.69m)

Bedroom 3: 14'8 x 13'4 (4.47m x 4.07m)

Bedroom 4: 13'2 x 11'3 (4.02m x 3.43m)

Bedroom 5

Shower Room

Bathroom

### OUTSIDE

Detached Garage

Driveway

Rear Garden

Swimming Pool



## Main features

- Undoubtedly the most sought after Private Road in the London Borough of Sutton
- Substantial family home with large grounds & a swimming pool
- Detached garage & extensive driveway
- Gardens backing onto Cuddington Golf Club
- Remarkable opportunity refurbish or to completely redevelop



### Nearest Schools

Primary Schools: Avenue Primary 0.6 miles, Banstead Co-ed Preparatory School 0.8 miles, Cuddington Croft Primary 1.0 miles  
Secondary Schools: The Harris Academy 0.9 miles, Overton Grange School 1.1 miles, Nonsuch High School



### Transport Information

Train Stations: Belmont 0.5 miles, Banstead 0.6 miles, Cheam 1.2 miles



### Address

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### Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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