



Glebe Road, Cheam, SM2  
Council Tax Band: G  
EPC Rating: D

FINE & COUNTRY

# Glebe Road, Cheam, SM2



# KEY FEATURES

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Fine and Country are delighted to introduce to the market this very well presented four bedroom, two bathroom family home located on a desirable tree lined road in Cheam. This beautiful detached property offers a selection of versatile living space to suit your family needs, it also offers the potential to extend if needed in future years for a growing family. The ground floor offers an impressive entrance hallway leading to a separate lounge with real working fireplace and bay window; there is also a second reception room with another real working fireplace and double doors leading to the rear garden. There is a further reception room (currently being used as a study) and a downstairs cloakroom with internal access to the other garage. The heart of the home lies in the cleverly designed open plan fitted kitchen/dining room which is complemented by a kitchen island /breakfast bar with solid granite worktop; a selection of fitted storage units along with some integrated appliances (which include an oven, dishwasher, gas hob,

extractor, wine fridge, integrated bean to cup coffee machine and griddle), as well as boasting a vaulted ceiling window along with bi-folding doors allowing plenty of natural light to flow. The kitchen area leads to a utility room with space and plumbing for a washing machine and dryer plus a further sink. From there you can access a storage area that is also accessible from the front of the house. On the first floor you are met by a grand landing area leading to four double bedrooms; bedroom one boasts an impressive four piece en-suite bathroom, as well as a family bathroom with both a bath and a shower cubicle. Further benefits to this charming home include a garage, off street parking and a beautiful secluded, mainly laid to lawn, rear garden with summer house. The area is very popular with families due to its close proximity to local amenities, great transport links and wide selection of well regarded schools.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Fine & Country.





















































# INFORMATION

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*EPC Rating: D*

Offers in excess of:  
£1,600,000

*Freehold*





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well-trained, educated and courteous team of professionals,

*We value the little things that make a home*

Fine & Country - Fine & Country Cheam

28 Ewell Road, Cheam, Sutton, Surrey, SM3 8BU

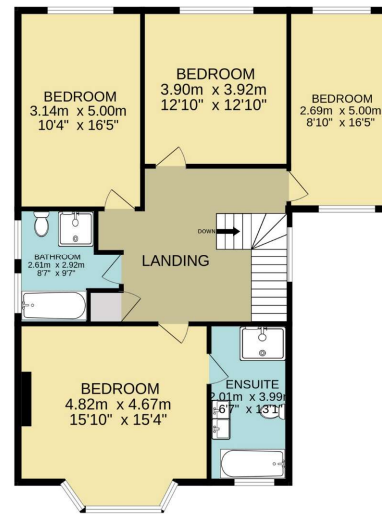
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Ground floor  
100.7 sq.m. (1084 sq.ft.) approx.



1st floor  
96.1 sq.m. (1034 sq.ft.) approx.

TOTAL FLOOR AREA: 196.8 sq.m. (2118 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers

