

**Mark Anthony**

Estate Agents



2 Merrow Road, Cheam, Surrey, SM2 7LU  
£1,300,000



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Mark Anthony Estate Agents are delighted to bring to the market this Gleeson built extended and beautifully presented detached five bedroom family home, ideally located close to all the amenities of both Cheam Village and Ewell Village, including a variety of shops, restaurants, gyms and transport links. Both Cheam and Ewell East Mainline stations with links to Central London are nearby. The open spaces of Nonsuch Park and Cheam Park are also close by, as well as several well regarded outstanding local schools.

The accommodation comprises of a spacious and welcoming reception hall, a typical characteristic of a Gleeson built home, two separate reception rooms, a downstairs W.C, modern fitted kitchen breakfast room with a glass vaulted ceiling. There is also a good size practical utility room and integral garage.

On the first floor there are five double bedrooms, a modern fitted family bathroom and separate shower room.

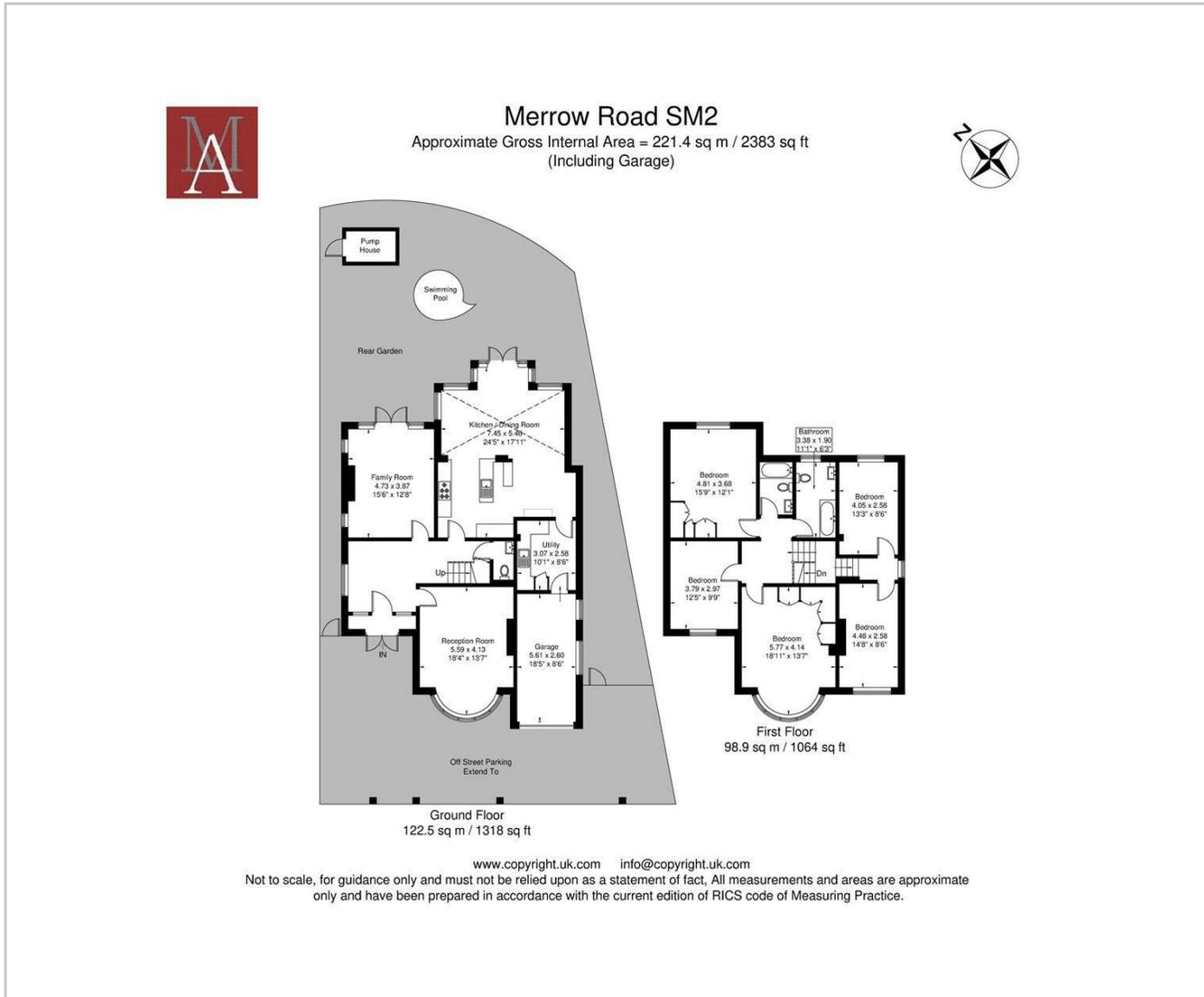
Outside the property has plenty of off road parking, a landscaped rear garden with decked eating and seating area, heated outdoor swimming pool and pump house.

Viewing is recommended to appreciate this sought after Gleeson home.

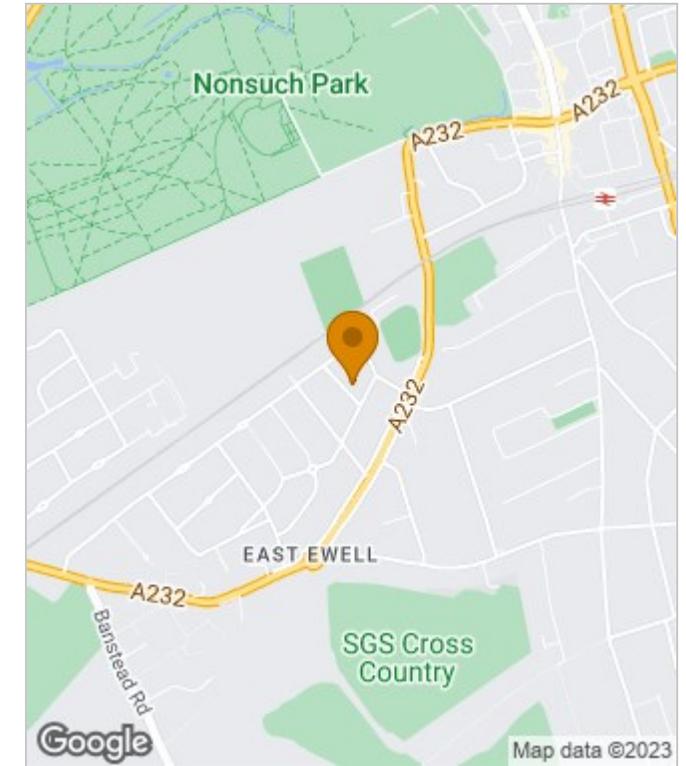
- Gleeson built home
- Two reception rooms
- Five bedrooms and two bathrooms
- Modern fitted kitchen breakfast room with a glass vaulted ceiling
- Utility room and downstairs W.C
- Situated on the popular Nonsuch Estate
- Extremely well presented
- Heated outdoor swimming pool
- End of chain
- Epc rating : E



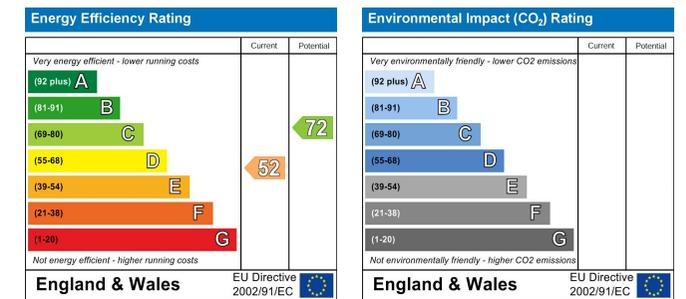
## Floor Plans



## Area Map



## Energy Performance Graph



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