



Malden Road, Cheam

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- Offered with no ongoing chain
- Extended three bedroom family home
- Main bathroom & further shower room
- Two generous reception rooms
- Kitchen with breakfast area
- 115 Ft rear garden with outbuildings
- Requiring some modernisation/improvement
- Close to Cheam Village & Nonsuch Park
- Excellent transport links & schools nearby
- Private driveway with off street parking

Located within easy access of Cheam Village and Nonsuch Park, this extended mid-terraced family home benefits from a practical position, as well as enjoying a 115ft rear garden with outbuildings, rear pedestrian access as well as being offered with no ongoing chain.

The property enjoys a deceptively spacious feel throughout and is just a short walk from Cheam Village centre which is approximately 0.7 miles away.

Whilst it is undeniable that the property requires some light cosmetic updating and general modernisation, we believe that this flexible home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property offers huge amounts of scope to extend STPP and should be viewed for what it currently is and what it could potentially be.



The property is approached via a private, full width driveway that provides off street parking for two cars. The enclosed entrance porch leads to a welcoming hallway where there is access to both reception rooms which link together in a practical, open plan format.

The bay fronted living room is a great size, whilst the inter-linking dining room has double doors opening to the breakfast area. The kitchen has been extended in the past and is a practical L-shape with the breakfast area over looking the garden. The ground floor is completed by a shower room.

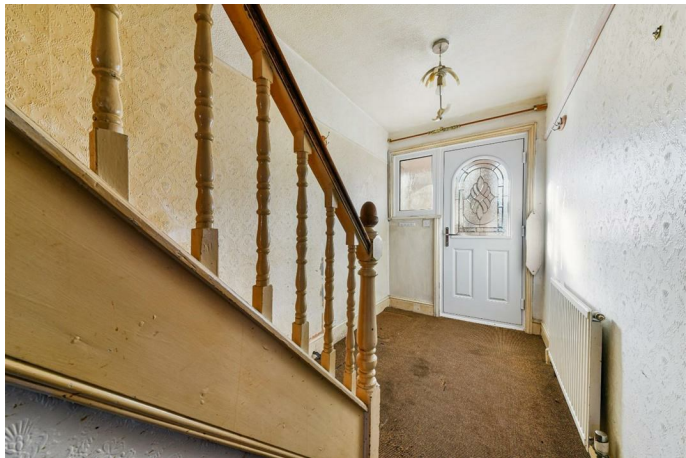
On the first floor are two generous double bedrooms, a comfortable single bedroom and family bathroom. The loft space on these style of homes provides scope to convert into further living space and the outside is completed by the 115ft rear garden that enjoys pedestrian access to the rear via the pathway shared with three other neighbouring homes.

The property is situated near both Cheam Village and Worcester

Park town centre with its excellent shopping facilities, bars and restaurants. Cheam mainline station is also nearby with fast and frequent rail services to London terminals as are the wide open spaces of Nonsuch Park.

By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

Tenure - Freehold
Council tax band - D



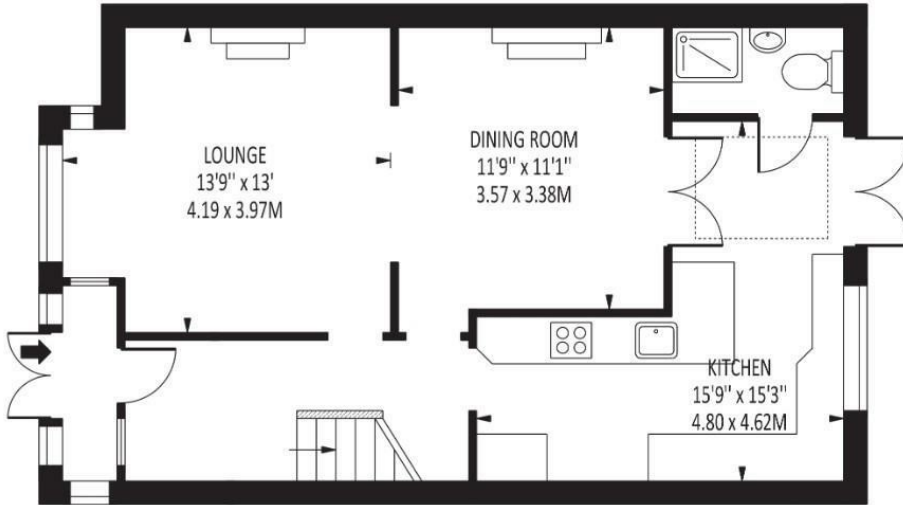


The **PERSONAL** Agent

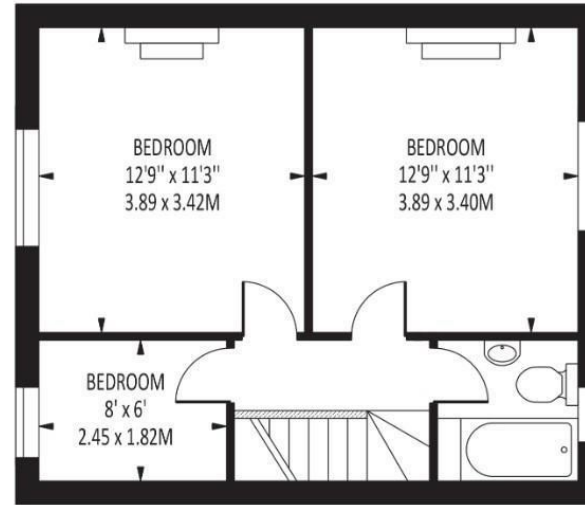


Malden Road

Total Area: 1044 SQ FT • 96.98 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The
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