



Malden Road, Sutton, Surrey SM3 8QY
£3,500 PCM -



**WILLIAMS
HARLOW**



WILLIAMS HARLOW IS PLEASED TO PRESENT THIS FOUR BEDROOM DETACHED HOUSE TO THE MARKET. This unique home is situated on a quiet cul-de-sac, located close to Cheam High Street and overlooking Nonsuch Park. Consisting of a good size entrance hall, a very spacious and extended double-lounge with good-size adjoining kitchen-diner, a family bathroom and two double bedrooms downstairs; upstairs provides two more double bedrooms and additional shower room. Further benefits include a large rear garden and off-street car parking (2 cars). Available immediately on an unfurnished/furnished basis.

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



LOCATION

At the end of a secluded cul-de-sac but within walking distance of Cheam centre & Train station

ENTRANCE HALL

Large glazed entrance hall

LOUNGE-DINER

Open-plan and spacious with feature fireplace and glazed surrounds providing garden views

KITCHEN-DINER

Fully equipped kitchen with ample dining area

BEDROOM ONE

Double size with double glazed windows

BEDROOM TWO

Double size with double glazed windows

BATHROOM ONE

Shower over bath, WC, hand-basin and heated towel rail

BEDROOM THREE

Double size over-looking the rear garden and neighboring park

BEDROOM FOUR

Double size with double glazed windows

BATHROOM TWO

Shower cubicle, WC and hand-basin with heated towel rail

REAR GARDEN

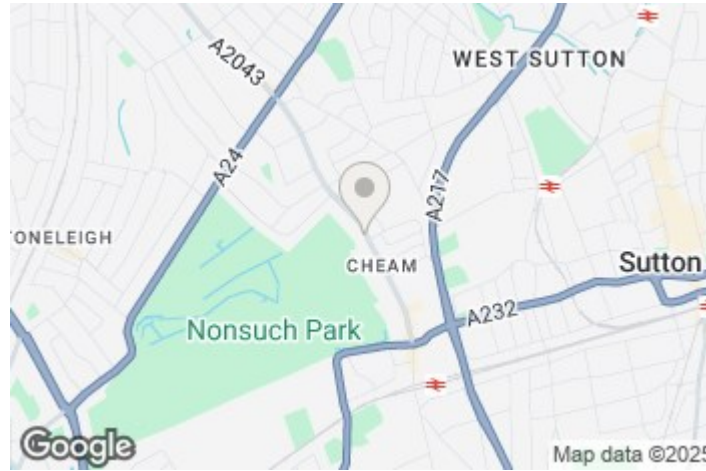
Wrapping around 3 sides of the property laid mainly to grass but with a good size patio area.

DRIVEWAY

Semi-private driveway can accommodate up to 2 vehicles

COUNCIL TAX

Council Tax Band F (£3,278.49) 2025 / 26



Cheam Office

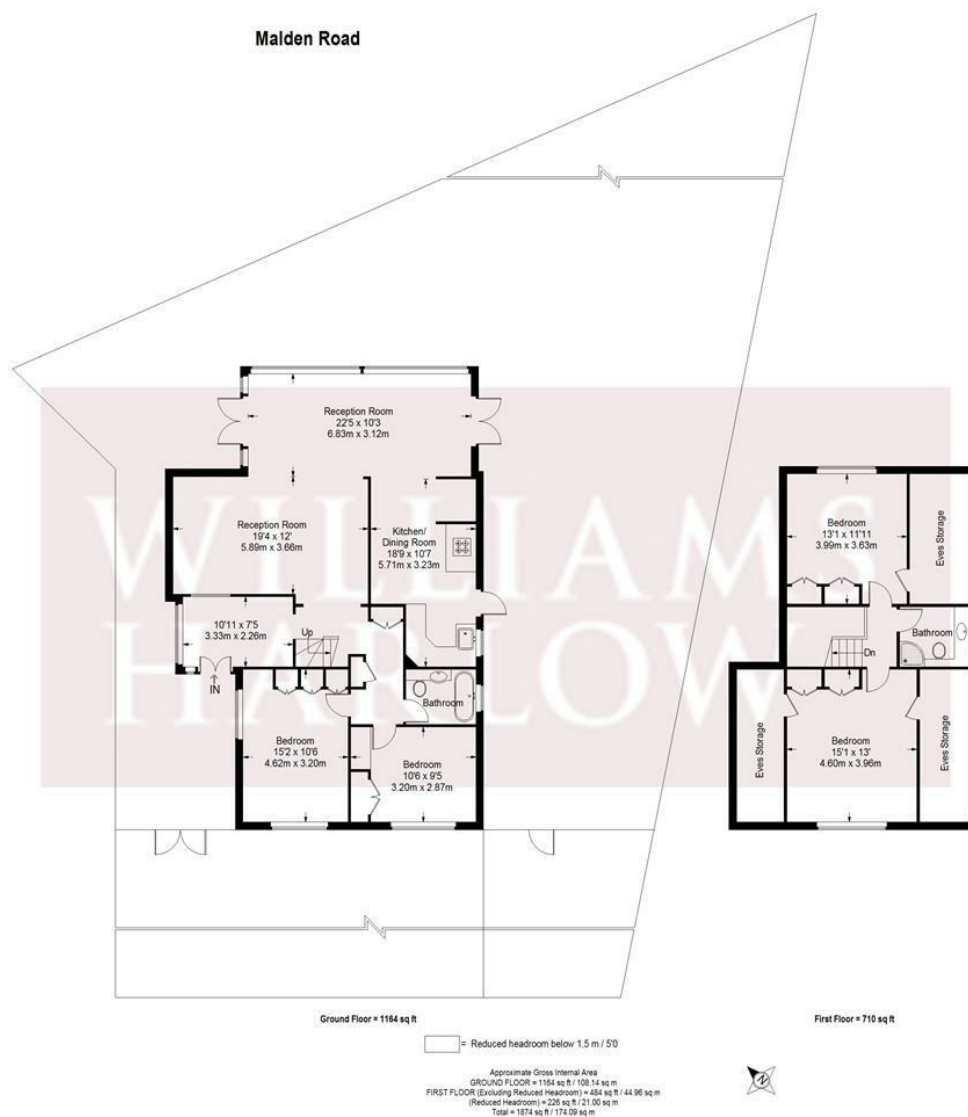
Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



**WILLIAMS
HARLOW**