

Malden Road, Cheam Village,

Offers In Excess Of £550,000 - Freehold

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WILLIAMS HARLOW























Williams Harlow Cheam - Super rare style of property, ideal for those wanting to be in the heart of Cheam Village. Likely to be most attractive to DOWN SIZERS who seek a smart and secure freehold property within walking distance to shops and transport however we would encourage all comers who seek the same. No onward chain and very hard to replicate, do not delay in your viewing.

The Property - Good Condition

A modern build of low ongoing maintenance. Good decorative order and neutral colour backdrop to each room ensures this will suit every taste. The property offers a versatile layout and includes ground and first floor bedrooms and bathrooms (two bedrooms and two bathrooms). Additionally there is a lounge, kitchen and conservatory.

Outside Space - Gated Entrance

The gates give little away. Through and up the driveway, two semi detached chalet bungalows come into view. With parking and planting to the front it is a pretty sight. To the rear, a private rear garden. The rear garden is paved with only small beds for low maintenance.

The Local Area - Cheam Village

Right in the heart of Cheam Village, the development is moment from the high-street and Cheam park and either can be walked in only a few minutes.

Why You Should Buy

A property ideal for down sizers and hard to replicate, the walk into Cheam Village and Cheam Park is short and pleasant. You will not be able to replicate this for the budget.

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins. West Sutton Train Stn: Thames Link, Sutton to St Albans Via City Circa 40 Mins

Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.
413 - Morden to Sutton
213 - Kingston To Sutton
151 - Wallington to Worcester Park

Features

Two Bedrooms - Semi Detached - Gated Entrance - Freehold - Two Bathrooms - Garden - Conservatory - Parking

Benefits

Walk To Park - Walk To Shops - In Sutton Borough - Buses On Hand - No Onward Chain - Ideal Downs Size

Walk To

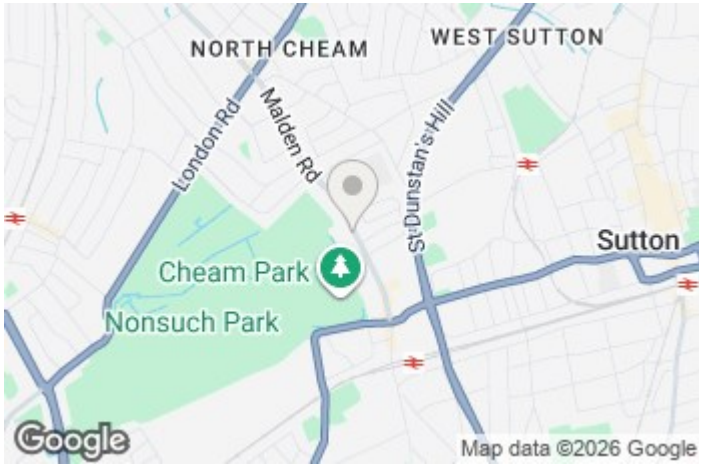
Cheam Highstreet - Cheam Park - Bus Stop - Library - Waitrose - Bakery - Fish And Chip Shop - Hairdressers

EPC AND Council Tax

C and D

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

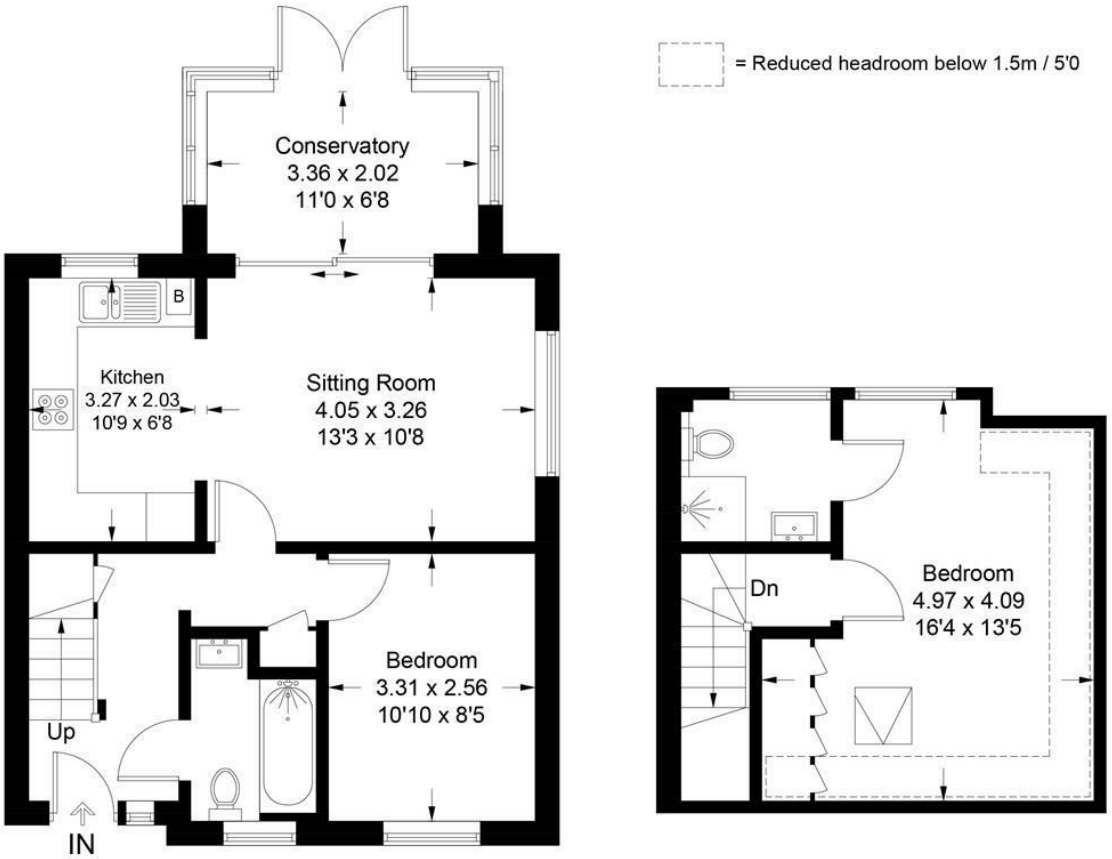


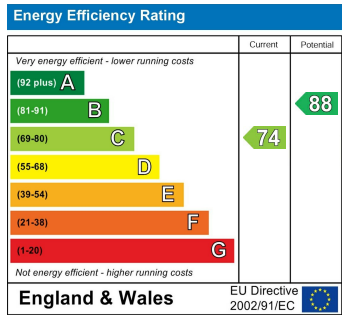
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

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Approximate Gross Internal Area = 74.2 sq m / 799 sq ft





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1332007)

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