Malden Road, Cheam,

Offers In Excess Of £600,000 - Freehold

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WILLIAMS HARLOW

BOSCH

Williams Harlow Cheam - A semi detached house within a very short walk of Cheam Village, Cheam Park and Cheam High. Decorated and presented in a modern stylish fashion, this house is practically spacious whilst feeling creatively inviting. Extended already but with further potential the house suits those wanting to put down long term roots. Unique features include extra rear garden portion and side plot. A must view for any serious buyer.

The Property

A house which offers so much more than the sum of its means. Spacious rooms which are highly practical, luxury fittings, potential to explore and stylish décor. The house stands out for all the right reasons.

Accommodation includes three bedrooms, two reception rooms, eat in kitchen dining room, first floor bathroom.

Outdoor Space

A semi detached house with side plot and a 98 ft west face garden steals the show. The rear garden feels almost in two parts and includes the paved portion which leads off the house and the secret laid lawn portion Side access from the front and off street parking in front of the house.

Local Area

Taking full advantage of its location, its a short walk of the highstreets and Cheam Village center. Cheam Village is superb. A rich tapestry of community whilst bridging the charm of Surrey and buzz of Greater London. Part of the wider Sutton borough, Cheam offers some outstanding schooling, train lines and outdoor areas to enjoy. The Village center, offering pubs, restaurants, convenience stores and stunning parks. Within 10 mins walk you will come across Waitrose, Cafe Nero, Prezzo and Pizza Express. Cheam train station provides regular links and services into Victoria and London Bridge.

Why You Should View

With a larger than average rear garden, a side portion of garden and a house with a cool modern interior which is walking distance to everything that makes Cheam such a wonderful place to live, this house excels as a family house. Expect to walk to the local parks, bus routes, schools, shops and restaurants with ease.

Local Schools

Cheam Fields- State- Mixed- 5-11
Cheam High - Mixed - State - 11 – 19
St Dunstans - State- Mixed - Ages 5 - 11
Homefield Prep - Fee - Boys - 3 - 13
Sutton High - Girls - Fee - 3 - 18
Nonsuch - Girls - Grammar - 11 - 19

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

Three Bedrooms - Semi Detached - Bathroom - Two Reception Rooms - East In Kitchen Dining Room - Secret Second Portion of Garden - Off Street Parking - Luxury Fittings

Benefits

Walk To Park - Walk To Cheam - Walk To Bus And Trains - Sunny Rear Garden - Lots Of Parking - Space To Grow In The Garden - Walk To Cheam Village Shops

Council Tax and EPC

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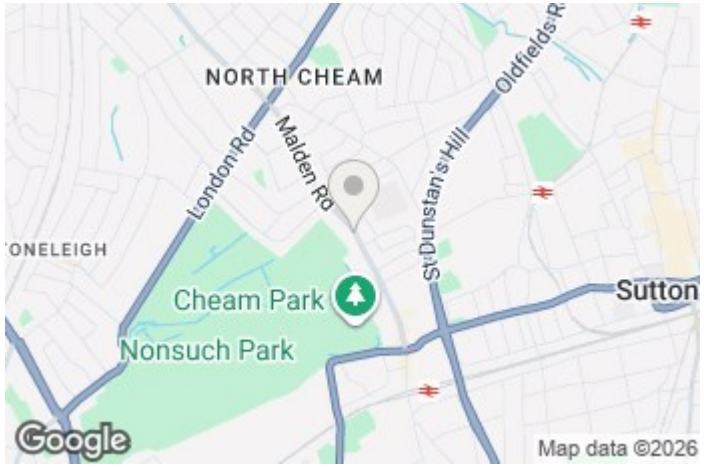
Why Williams Harlow

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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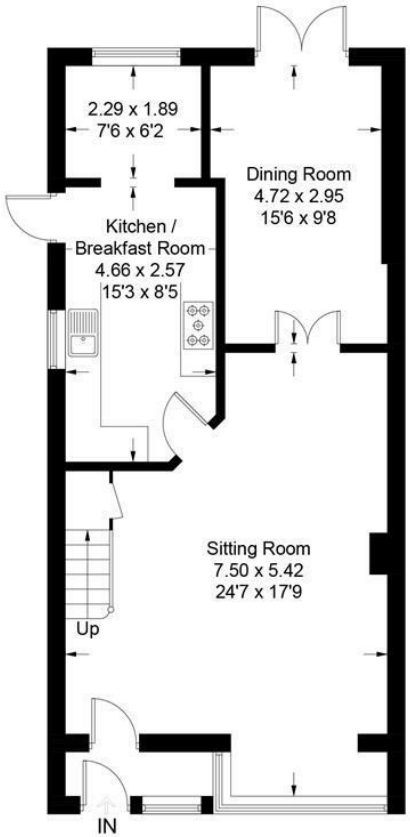
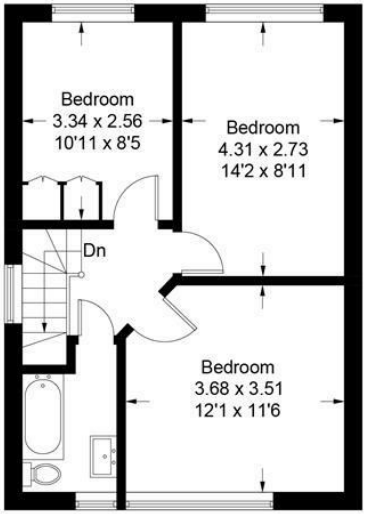
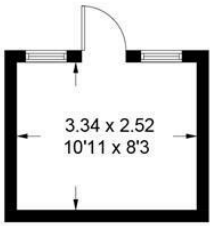
Approximate Gross Internal Area = 110.8 sq m / 1193 sq ft
Outbuilding = 7.6 sq m / 82 sq ft
Total = 118.4 sq m / 1275 sq ft



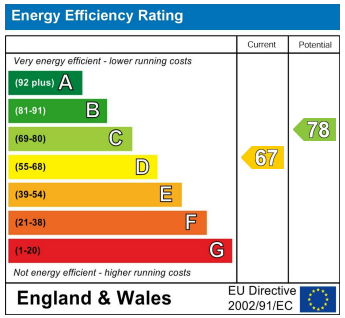
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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. (ID1311854)

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