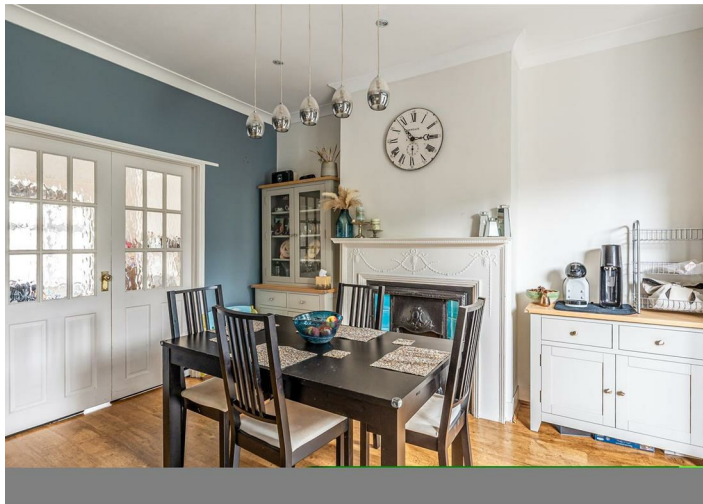




Malden Road, Cheam,
Offers In Excess Of £550,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam – An attractive three bedroom semi detached house; offering character, location, good internal condition and a pretty and sunny rear garden. Walk to Cheam Village, Cheam park and Cheam High. Ready to view now.

The Property

An easy house to live in. Three bedrooms, upstairs bathroom, front reception room, knock through kitchen rear reception room, ground floor lavatory, entrance hall. The internal condition is impressive and modern with the comfort of homeliness. Character period features are found throughout and include fireplaces and coving. The ground floor further flows via the inter connecting doors between reception rooms. The kitchen and bathroom are modern in design and fittings. N.B. Similar houses have also been extended upwards and outwards which hints at future potential should you seek it.

Outdoor Space

A 76 ft west facing rear garden steals the show with handy patio, lawn and flower borders. Side access from the front and off street parking in front of the house.

The 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

A great mix of property and location. Its close to lots of beneficial transport links, parks and schools.

Vendor Thoughts

"Our family has flourished whilst being here and we plan to

stay in the area as we love the convenience and security afforded here"

Benefits

Walk To Cheam Village - Walk To Cheam Park - Walk To Train Station - On Bus Routes - Walk To Two Train Stations - Walk To Cheam High School

Features

Three Bedrooms - Semi Detached - West Facing Rear Garden - Off Street Parking - Ground Floor Lavatory - First Floor Bathroom - Two Reception Rooms

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

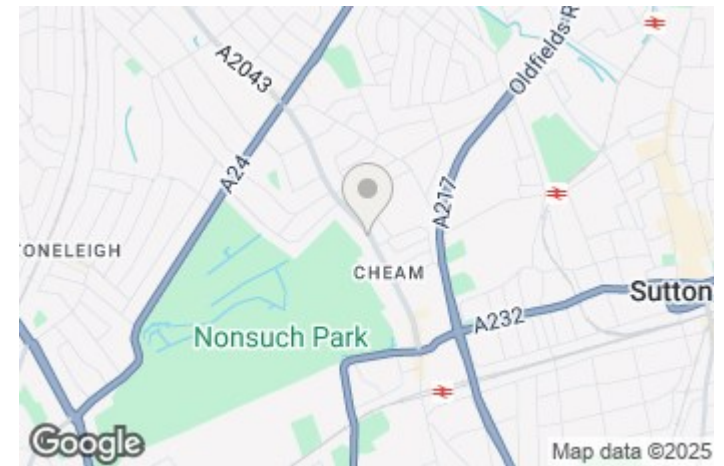
Local Schools

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

EPC AND COUNCIL TAX D 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.



Cheam Office

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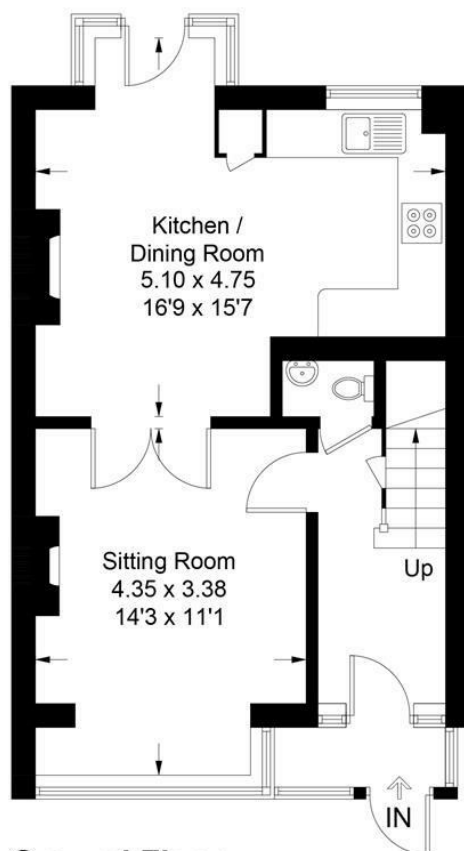
SM3 8BH

cheam@williamsharlow.co.uk

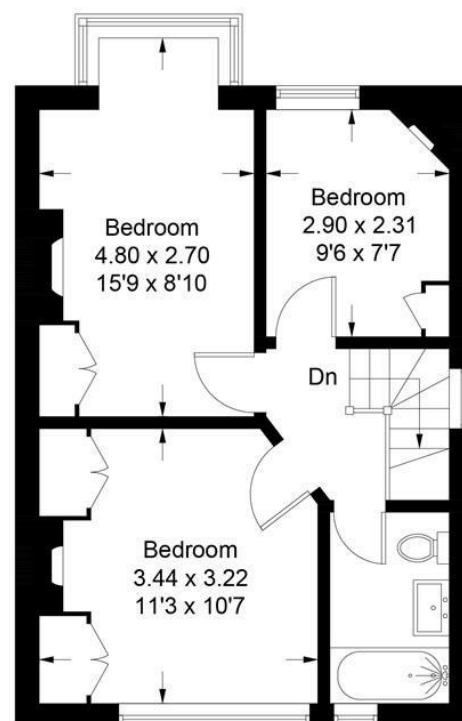
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Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances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

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft



Ground Floor



First Floor

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. (ID1220632)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**WILLIAMS
HARLOW**