

**WILLIAMS  
HARLOW**

Cheam Office  
Call: 020 8642 5316

5 The Broadway, Cheam, Surrey, SM3 8BH

[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)  
[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

## Scotsdale Close Cheam, Surrey SM3 8RZ

WILLIAMS HARLOW OF CHEAM ARE PLEASED TO OFFER THIS, two bedroom first floor maisonette set in the heart of Cheam village, a short walk from Waitrose, local shops and Cheam's mainline station. There is a small garden to the rear. The property is offered with vacant possession.

£400,000 - Share of Freehold





## FRONT DOOR

Stairs giving access to the:

## FIRST FLOOR ACCOMMODATION

### LOUNGE

Double glazed windows to front aspect. Radiator.

### KITCHEN

Double glazed window to the rear aspect and side aspect. Spaces for cooker, fridge freezer and washing machine. Fitted units. Sink with drainer.

### BEDROOM ONE

Window. Radiator.

### BEDROOM TWO

Window. Radiator.

### BATHROOM

Panel bath. Pedestal wash hand basin. WC. Part tiled walls.

Window.

## OUTSIDE

## REAR GARDEN

## LEASE

To be confirmed.

## MAINTENANCE CHARGES

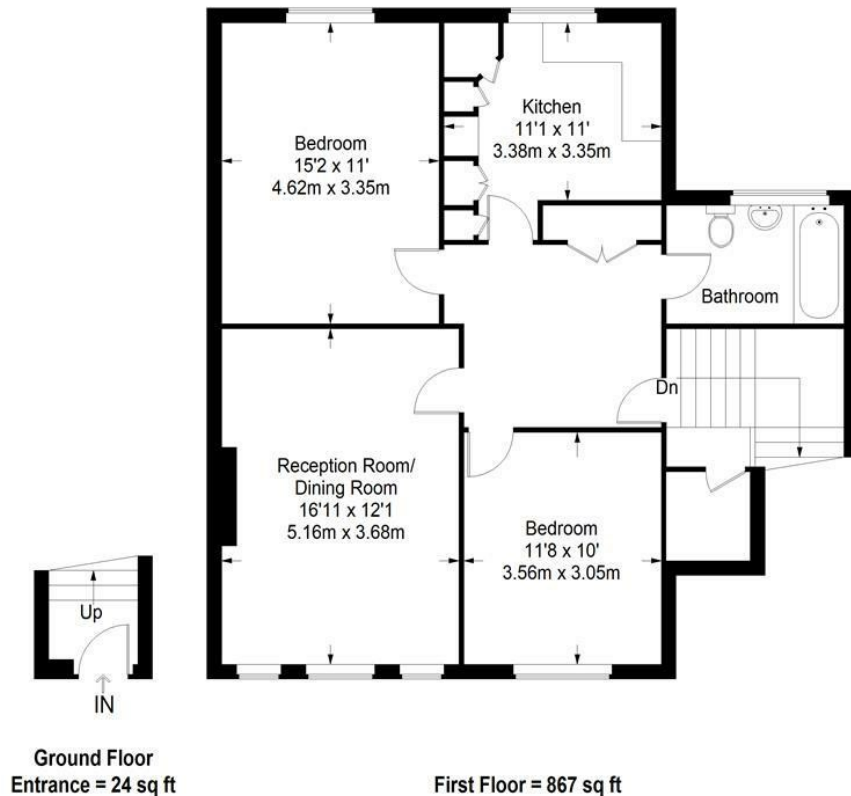
To be confirmed.

## GROUND RENT

To be confirmed.



## Scotsdale Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		