



Malden Road, Cheam, SM3 8QY  
Offers In Excess Of £425,000 - Freehold



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**WILLIAMS  
HARLOW**





Williams Harlow – Superb freehold house within walking distance of Cheam Village and Cheam Park. Local bus routes are great for Morden and Wimbledon. Affordably priced, neutral décor, parking and both front and rear gardens really catch the eye. Why purchase a flat when you can own a house with garden?

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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





















## The Property

Easy. A two bedroom, middle terrace house. Kitchen, lounge dining room, two first floor bedrooms and family bathroom complete the accommodation. The modern build ensures a warm property with little fuss.

## Outdoor Space

A low maintenance front garden welcomes you to the door. To the rear, an ultra sunny south west facing garden with gates for parking.

## The Area

One of the key features. The access to Cheam Village, Worcester Park and beyond is very inviting for commuters and family life. The glorious park is only yards away and although you had a good size garden, to have the park as an alternative is superb.

## Why You Should View

Why buy in Sutton or Worcester Park when you can buy in Cheam? Why buy a flat when you can buy a house? Why buy leasehold when you can buy freehold?

## Vendor Thoughts

“I have always been attracted the simplicity of this house. Travelling often, this house allows me the ability to lock up and go”

## Local Schools

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

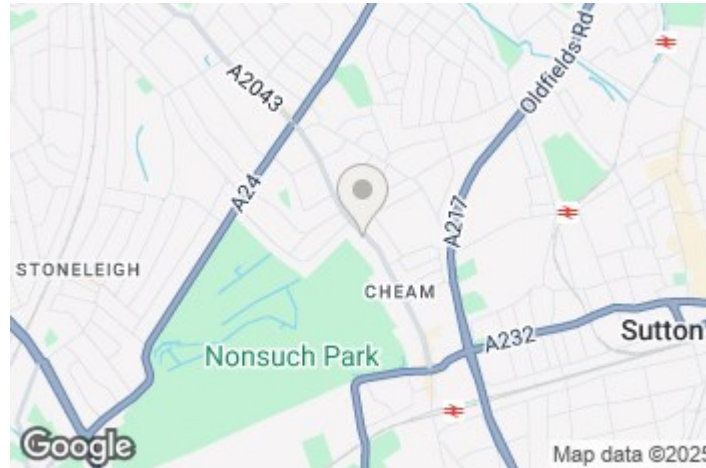
## Local Transport

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  
SL7 – Superloop bus route to Heathrow  
213 - Kingston to Sutton

## Pointers

Two Bedrooms - Modern – Sunny Rear Garden - Parking –  
Excellent Location for Transport - Walking Distance to Cheam  
Village - Modern Interior - Excellent Location For Shops –  
Affordably Priced  
- EPC D AND COUNCIL TAX D





Cheam Office

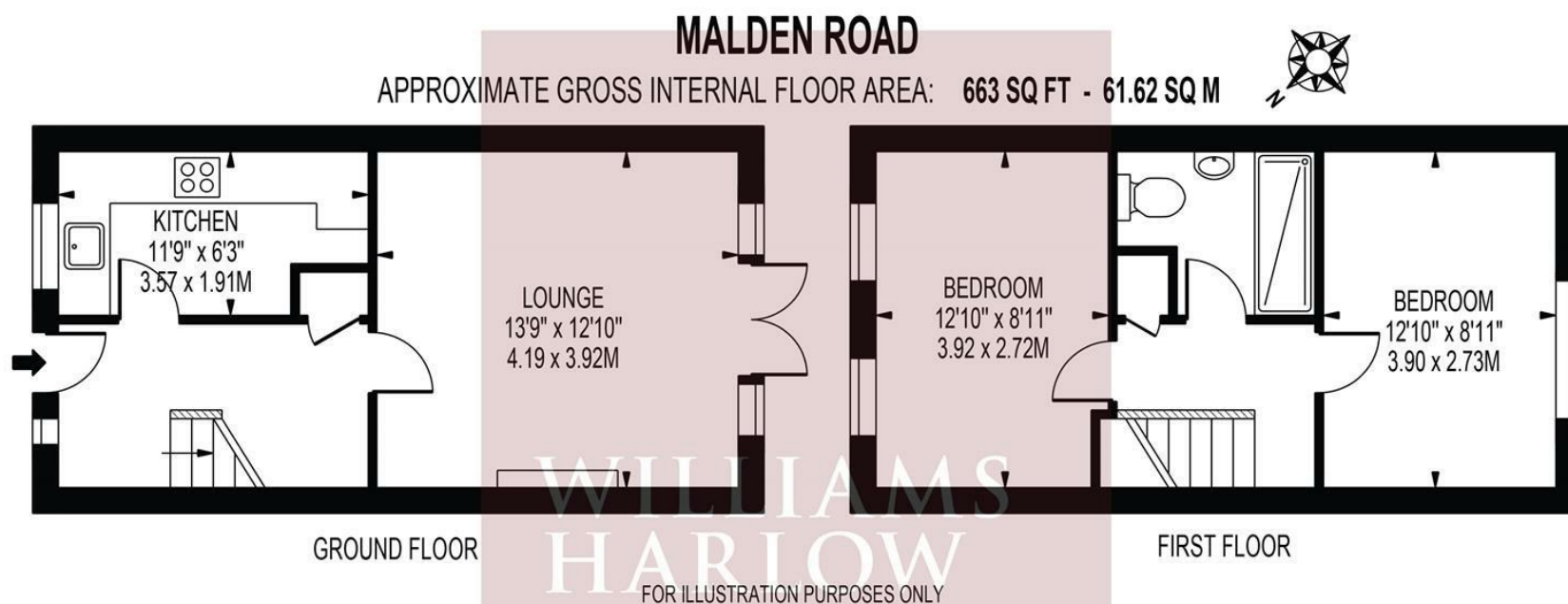
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