



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



**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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

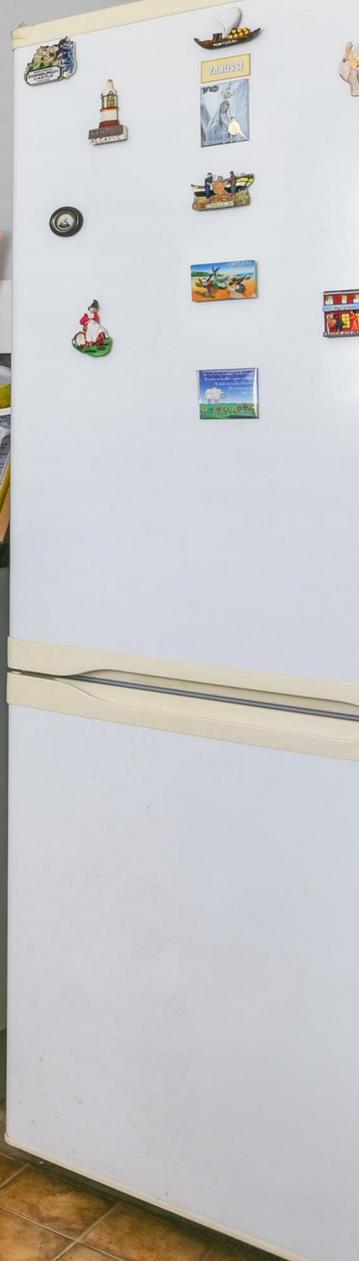




Lyon & Healy







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

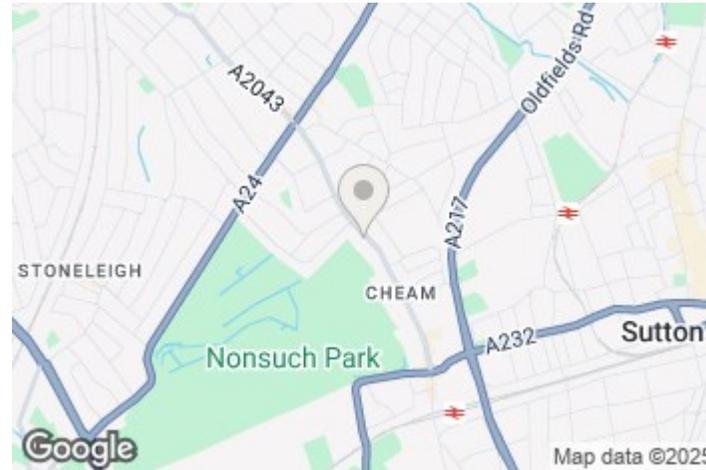
Local Transport

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

Call: 020 8642 5316

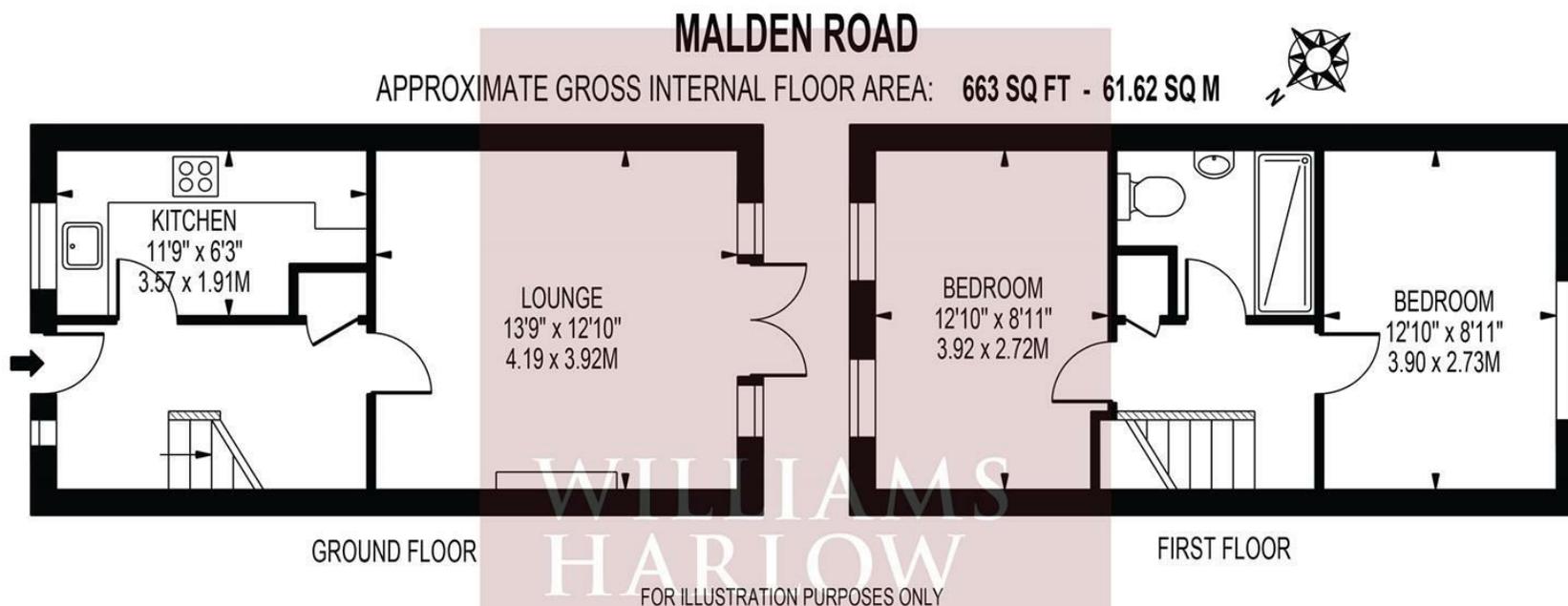
5 The Broadway, Cheam, Surrey,

SM3 8BH

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.

cheam@williamsharlow.co.uk

www.williamsharlow.co.uk



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**WILLIAMS
HARLOW**