



Malden Road, Sutton, Surrey SM3 8QY  
£4,000 PCM -

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WILLIAMS  
HARLOW





**WILLIAMS HARLOW IS PLEASED TO PRESENT THIS FOUR BEDROOM DETACHED HOUSE TO THE MARKET.** This unique home is situated on a quiet cul-de-sac, located close to Cheam High Street and overlooking Nonsuch Park. Consisting of a good size entrance hall, a very spacious and extended double-lounge with good-size adjoining kitchen-diner, a family bathroom and two double bedrooms downstairs; upstairs provides two more double bedrooms and additional shower room. Further benefits include a large rear garden and off-street car parking (2 cars). Available immediately on an unfurnished/furnished basis.

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	



## LOCATION

At the end of a secluded cul-de-sac but within walking distance of Cheam centre & Train station

## ENTRANCE HALL

Large glazed entrance hall

## LOUNGE-DINER

Open-plan and spacious with feature fireplace and glazed surrounds providing garden views

## KITCHEN-DINER

Fully equipped kitchen with ample dining area

## BEDROOM ONE

Double size with double glazed windows

## BEDROOM TWO

Double size with double glazed windows

## BATHROOM ONE

Shower over bath, WC, hand-basin and heated towel rail

## BEDROOM THREE

Double size over-looking the rear garden and neighboring park

## BEDROOM FOUR

Double size with double glazed windows

## BATHROOM TWO

Shower cubicle, WC and hand-basin with heated towel rail

## REAR GARDEN

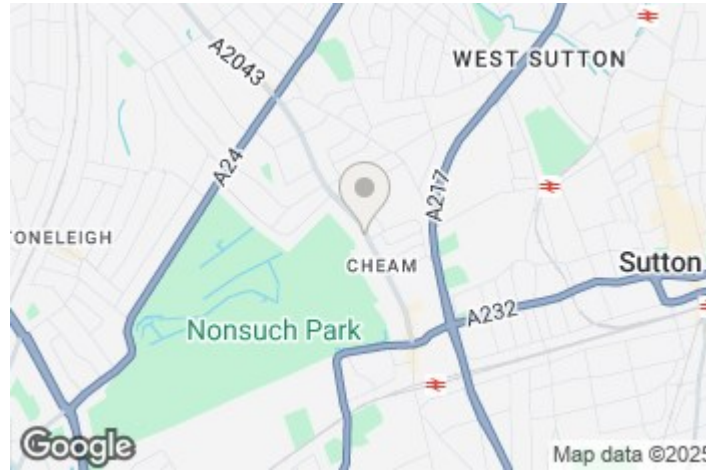
Wrapping around 3 sides of the property laid mainly to grass but with a good size patio area.

## DRIVEWAY

Semi-private driveway can accommodate up to 2 vehicles

## COUNCIL TAX

Council Tax Band F (£3,278.49) 2025 / 26



Cheam Office

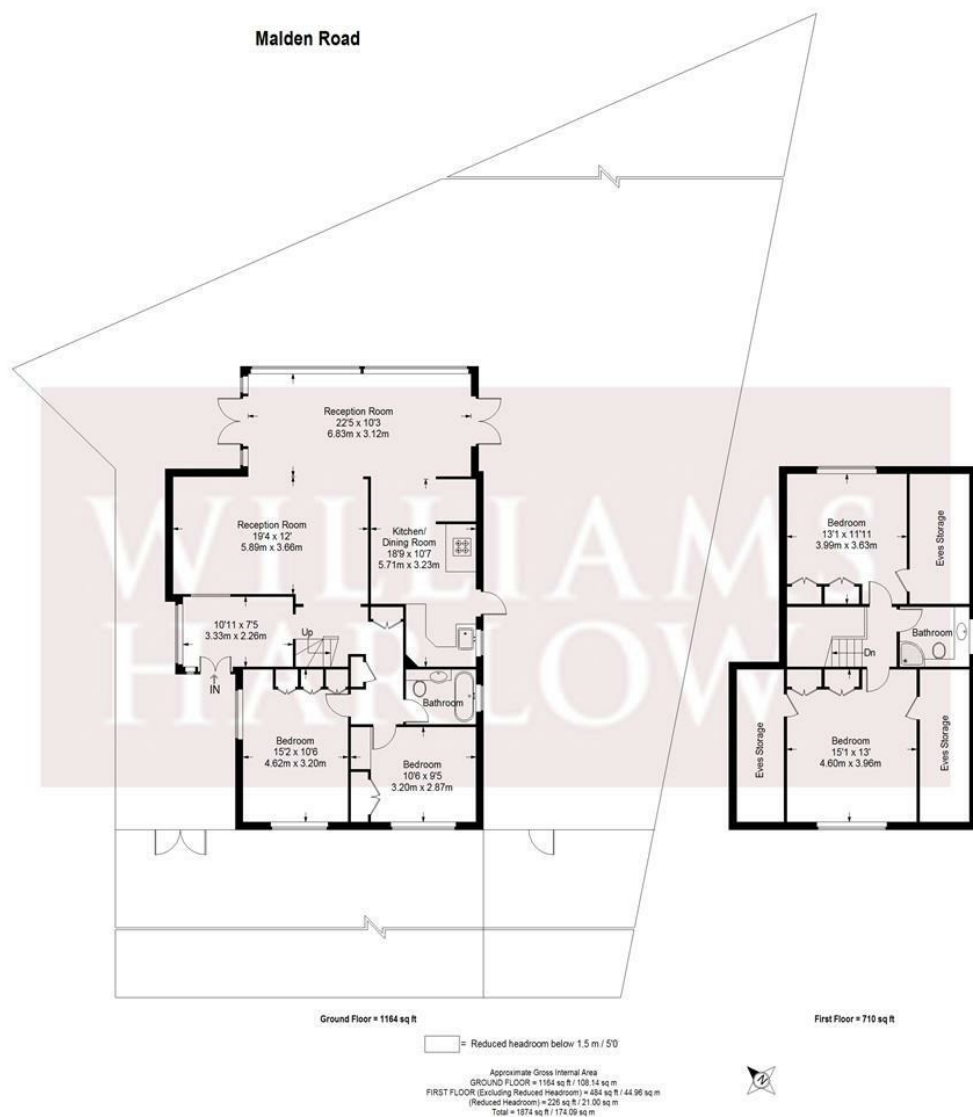
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