



85 Malden Road, Cheam, Sutton, SM3 8QU



Offers over £350,000

WH WATSON HOMES
Estate Agents

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Watson Homes are pleased to offer this charming two double bedroom end of terrace cottage style house, located just moments from Cheam Village with its abundance of shops, restaurants and excellent transport links. The property requires modernisation and benefits from an open plan kitchen/diner and no onward chain.

The property is ideally situated for those looking for excellent local primary and grammar schools, with Sutton Grammar, Nonsuch High School for Girls, Sutton Grammar, Cuddington Croft Primary and St Dunstons Primary all nearby. There are also excellent transport links, with local bus routes nearby and Cheam mainline train station giving easy access to central London. Local parks, shops and amenities are also close by.

Accommodation

Front door into

Living Room

Feature brick fireplace, wood flooring, radiator, double glazed window to front aspect.

Open Plan Kitchen Diner

Dining Area

Radiator, laminate flooring, door to understairs storage cupboard.

Kitchen

Range of fitted kitchen units and drawers with laminate worksurface above, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob with chrome extractor hood above, wall mounted boiler, space for washing machine, tiled splash





back, double glazed window to rear aspect, laminate flooring.

Bathroom

Panel enclosed bath with concertina shower screen, pedestal wash hand basin, WC, radiator, tiled walls, double glazed window to rear aspect.

Stairs to 1st floor landing

Bedroom One

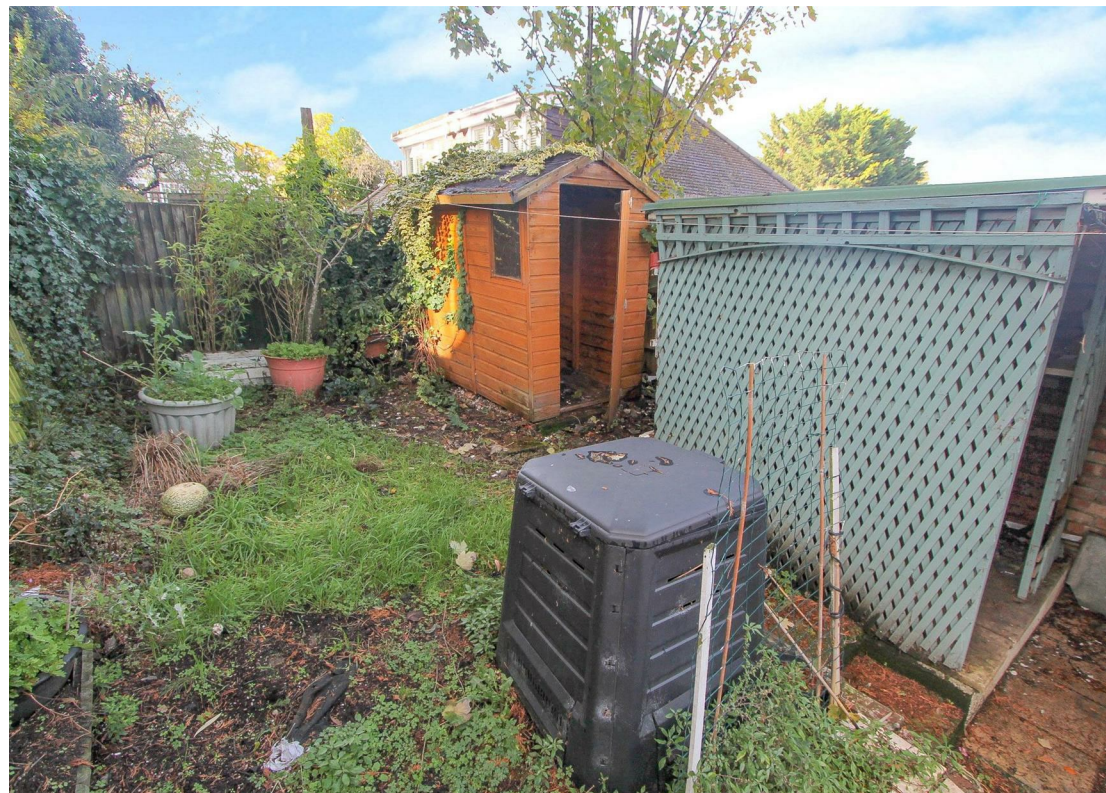
Radiator, double glazed window to front aspect.

Bedroom Two

Radiator, double glazed window to rear aspect.

Rear Garden - Approximately 35ft

Hardstanding, sheltered seating area leading to lawn section with shrubs bordering, garden shed and storage area, fence enclosed, side access.



Floor Plan



Viewing

Please contact our Watson Homes Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

