



85 Malden Road, Cheam, Sutton, SM3 8QU

Offers over £350,000



**WH WATSON HOMES**  
Estate Agents

## 85 Malden Road, Cheam Sutton, SM3 8QU

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 C  
Radiator, c

Bedroom T  
Radiator, c

Rear Garde  
Hardstand  
and storag



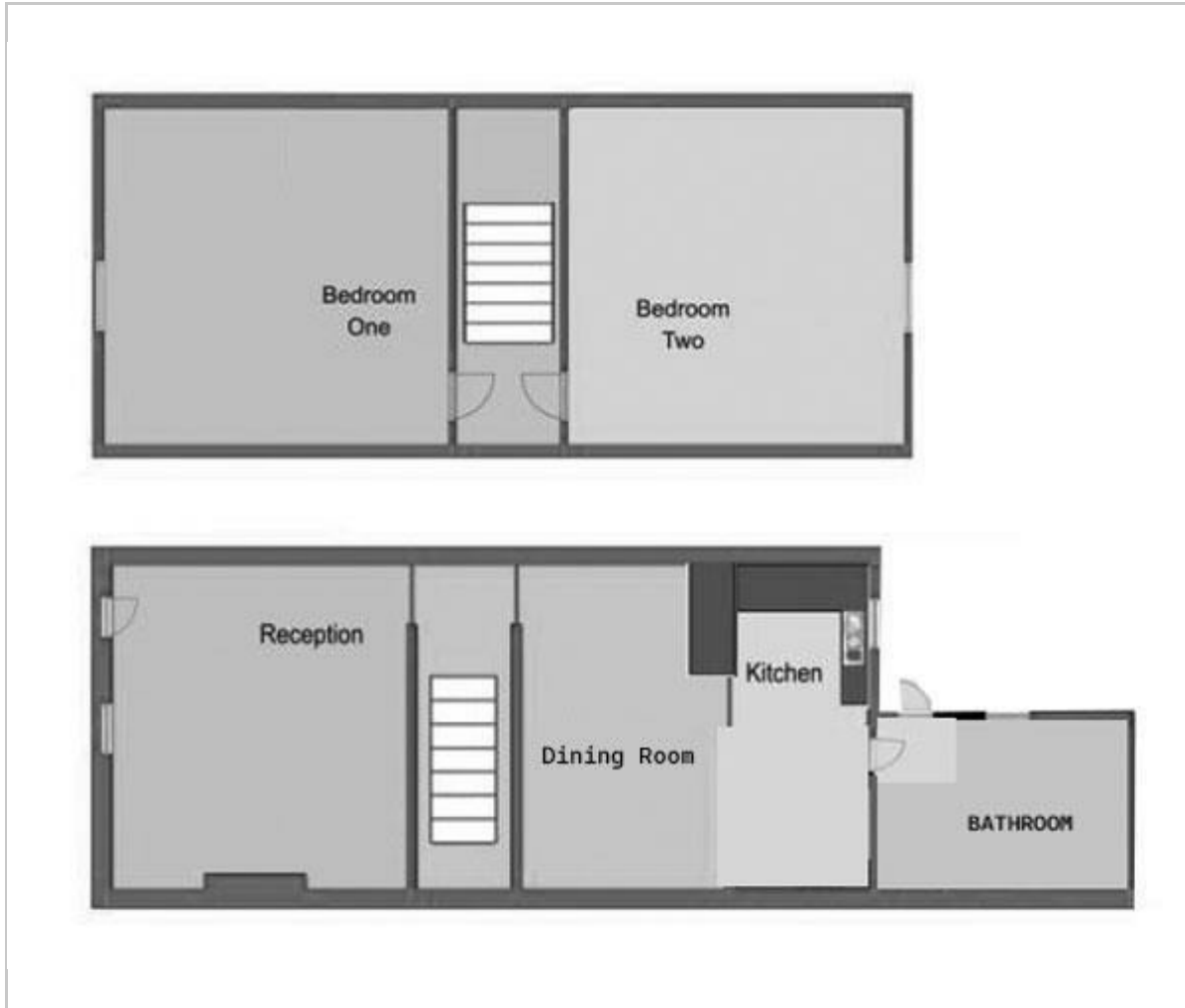
shed







## Floor Plan

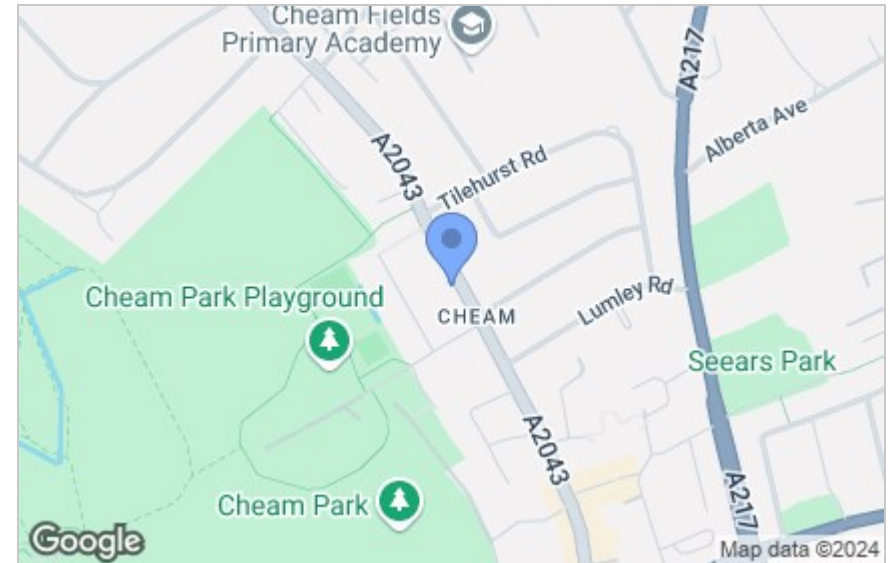


## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

