



3 Briar Court, 440 London Road, Cheam, SM3 8JE



Offers in excess of £295,000

**WH WATSON HOMES**  
Estate Agents

Tucked away in a peaceful development set back from London Road, this beautifully refurbished two double bedroom apartment combines space, style, and convenience. Located on the second floor of a purpose-built block, the property has been thoughtfully modernised, making it ideal for first-time buyers, professionals, or investors.

Inside, the home offers a bright and generously sized layout with new carpets and a fresh contemporary finish. The spacious living area is filled with natural light and offers a calm, comfortable setting for both relaxing and entertaining.

The newly fitted kitchen features sleek work surfaces, a brand new Logic cooker, hob and extractor fan, along with a modern stainless steel sink and mixer tap. The bathroom has also been updated with a new suite, stylish vanity unit, high-quality fittings and grey porcelain tiles that add a touch of elegance.

Both bedrooms are well-proportioned doubles, offering plenty of space for wardrobes, desks or storage.

## Accommodation

Entrance Hall:

New grey carpet

Double glazed window to right wall

Two storage cupboards on right side of wall

Double radiator to left wall

Kitchen:

Grey slate tile effect lino

Grey splashback tiles

Dark grey quartz effect work surfaces

White units with silver handles

Stainless steel inset sink with mixer tap

Logic electric oven and hob with extractor fan

Double glazed panelled window above sink

Vokera Combi boiler to right side or rear wall

Space for washer/dryer machine

Door to right side of wall leading to fire escape

Bathroom:

Victorian style lino

Grey unit with built-in sink and mixer tap

Bath with overhead shower unit and mixer tap

Slate grey tiles surrounding the bath

Double glazed double panelled window above sink

Stainless steel heated towel radiator to right side of wall

Toilet:

Victorian style lino

Single WC with single double glazed window above

Radiator to right side wall

Lounge:

Grey carpet

Bay window with five panels of double glazed windows

Three spotlight ceiling light

Built-in electric fire with surrounding fireplace fitting

Double length radiator to left side wall

Master Bedroom:

Grey carpet

Three panel double glazed window to left side wall

Half bay window with three double glazed windows to front wall

Double length radiator on right side of wall

Bedroom Two:

Grey carpet

Double length radiator to left side wall

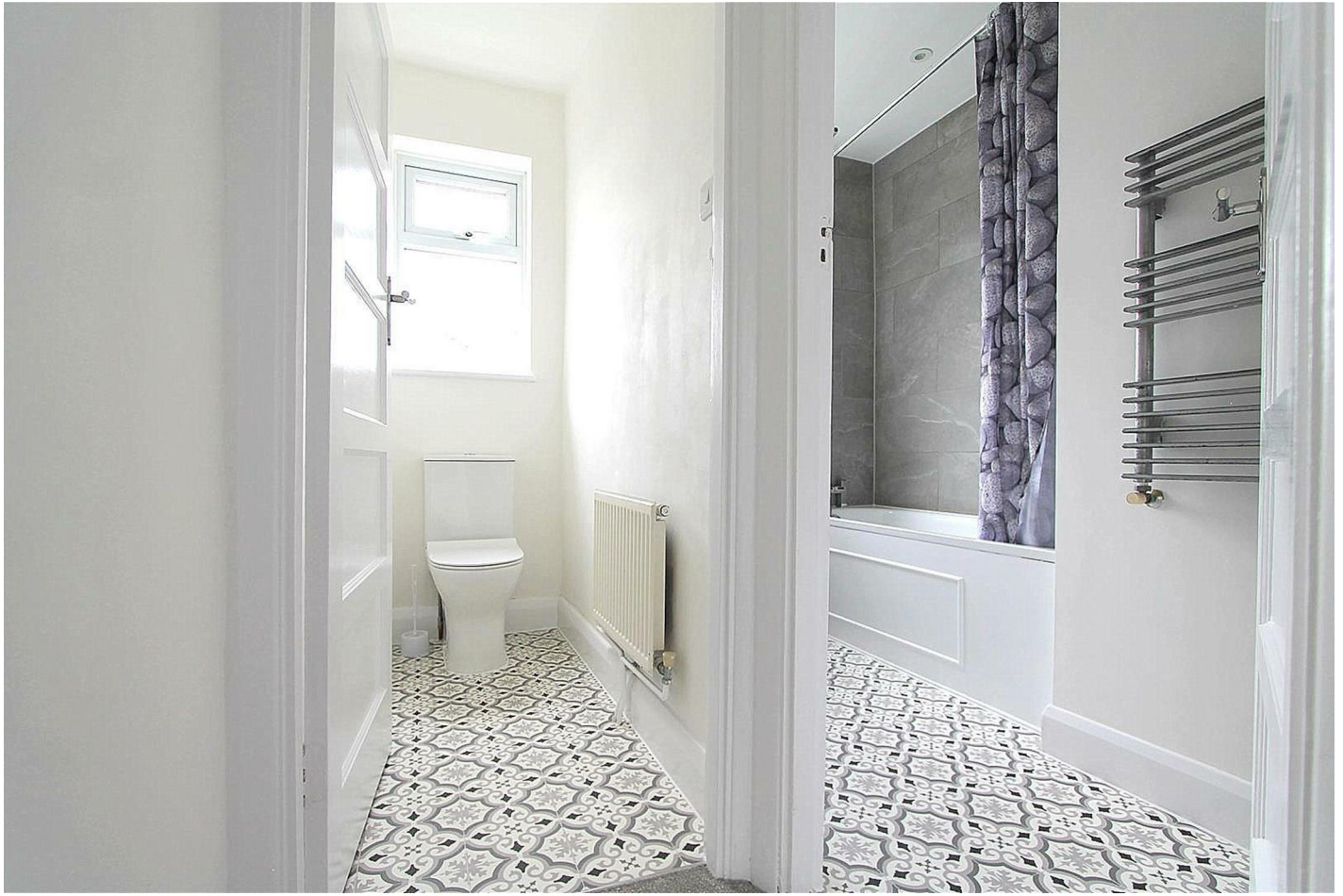
Half bay window with three double glazed windows on front wall

Three panel double glazed window to right wall

## BUYER'S INFORMATION

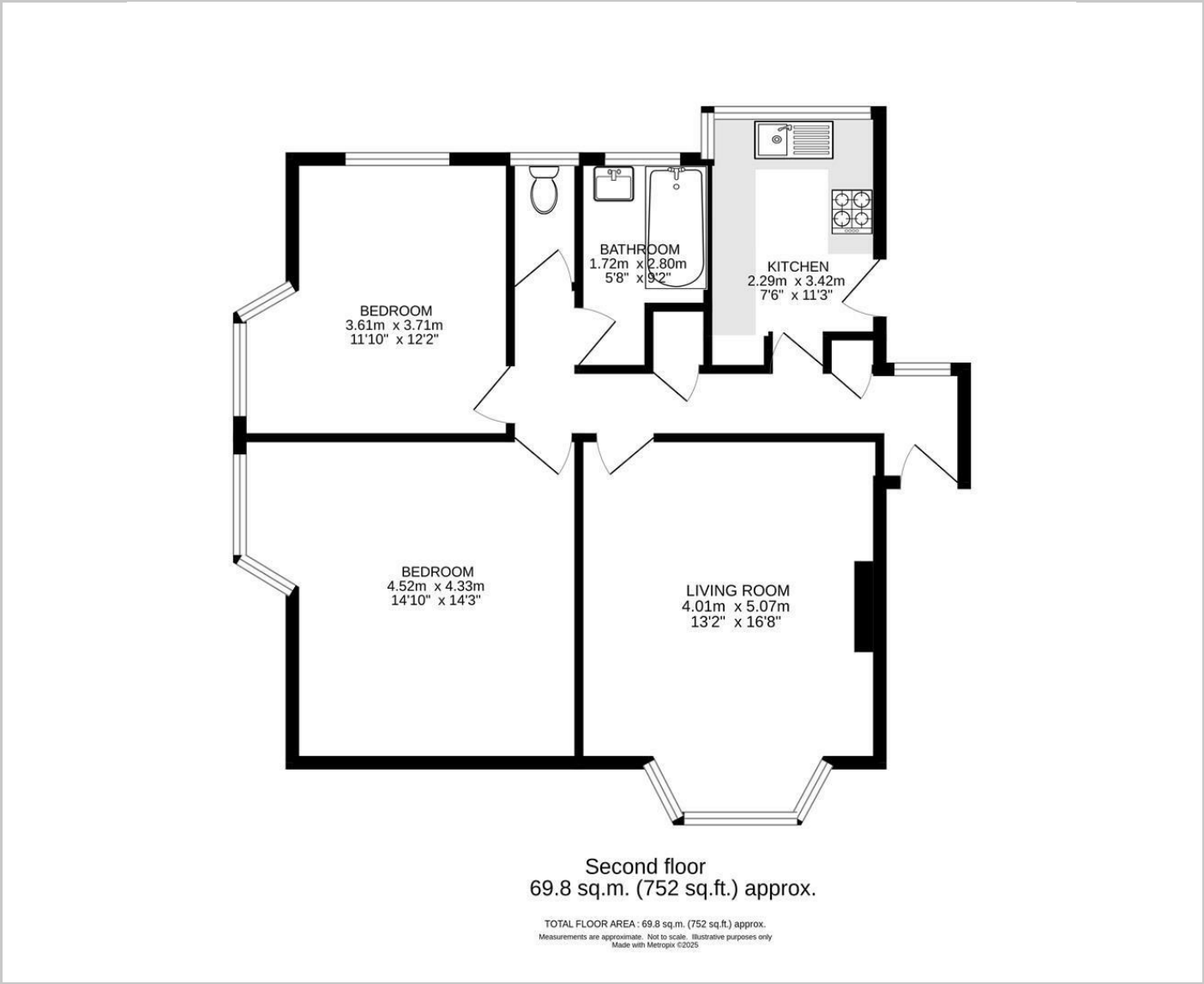
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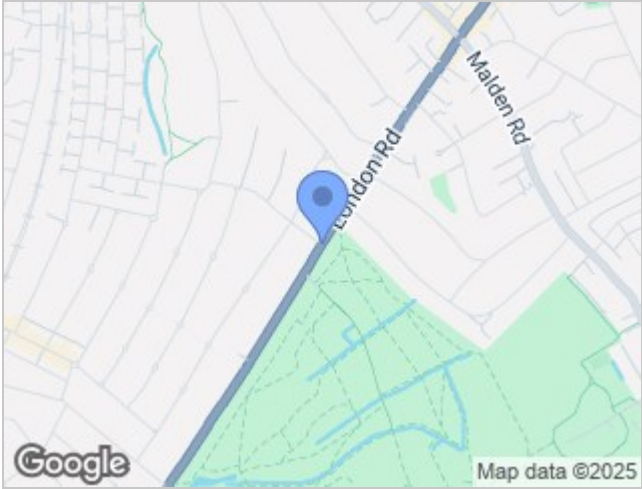




Floor Plans



Area Map



Energy Performance Graph

