



**CUDDINGTON WAY, CHEAM SM2**  
**£3,250 PER MONTH** AVAILABLE 02/07/2024

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

Cuddington Way, Cheam SM2

**£3,250 Per Month**  
**Unfurnished**

 **5 Bedrooms**  
 **3 Bathrooms**  
 **2 Receptions**

## Features

- Five bedrooms, - Modern kitchen, -  
Living/dining room, - Conservatory, - Three  
bathrooms, - Driveway & large garage, -  
Private garden, - Council tax band F

## Council Tax

Council Tax Band F

## Hamptons

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# { SOUGHT AFTER LOCATION

## The Property

This well-presented detached home benefits from a large and bright living/dining room which leads onto the conservatory. There is a modern fitted kitchen with separate utility room, three double bedrooms, two with fitted wardrobes and the main bathroom. Upstairs is a large gallery landing/study area, shower room, the principle bedroom with en-suite and fifth bedroom.

## Outside

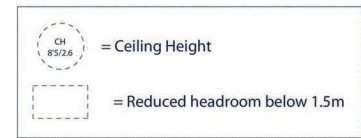
To the front of the property is the driveway providing parking for several vehicles and leads to the large garage which in itself is 567 sq ft. The rear private garden has been well kept and has the benefit of a summer house.



# Cuddington Way, Cheam, Sutton, SM2

Approximate Area = 2039 sq ft / 189.4 sq m  
 Limited Use Area(s) = 145 sq ft / 13.4 sq m  
 Garage = 567 sq ft / 52.6 sq m  
 Outbuilding = 189 sq ft / 17.5 sq m  
 Total = 2940 sq ft / 272.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamptons. REF: 1135225

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
Energy Efficiency Class	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
	56	74
<small>For energy efficient - higher rating costs</small> <small>EU Directive 2002/91/EC</small>		



