

# The Broadway

## Cheam Village, Surrey SM3 8BH

WILLIAMS HARLOW OF CHEAM IS DELIGHTED TO PRESENT THIS CHARACTERFUL TWO BEDROOM SPLIT-LEVEL MAISONETTE IN GREAT CONDITON. Wonderfully located in the heart of Cheam Village and less than half a mile from Cheam Railway Station. The property comprises of a welcoming entrance hallway with a brand new modern kitchen and upstairs provides two double bedrooms, a spacious reception room and a brand new family bathroom. Great character with period features. Available immediately on an unfurnished basis.

£1,750 PCM Unfurnished



## ENTRANCE

Accessed from The Broadway in the heart of Cheam Village

## HALLWAY

Carpeted and leading through to:

## KITCHEN

Well equipped and designed with modern appliances and a rear access door.

## STAIRCASE

Carpeted with wooden spindles

## BEDROOM 1

To the rear of the building and carpeted with built-in wardrobes

## BEDROOM 2

Carpeted and overlooking the front

## RECEPTION ROOM

A great size room with panel effect on feature wall and overhanging bay window.

## FAMILY BATHROOM

Shower over bath, WC, heated towel-rail with his-and-her wash basins

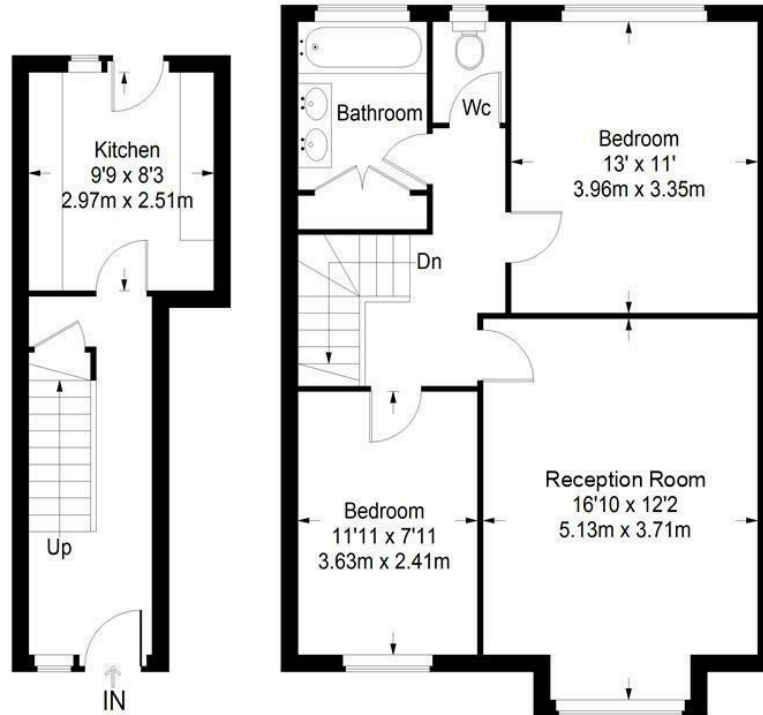
## COUNCIL TAX

Council Tax Band C (£2,017.53) 2025 / 26





## The Broadway

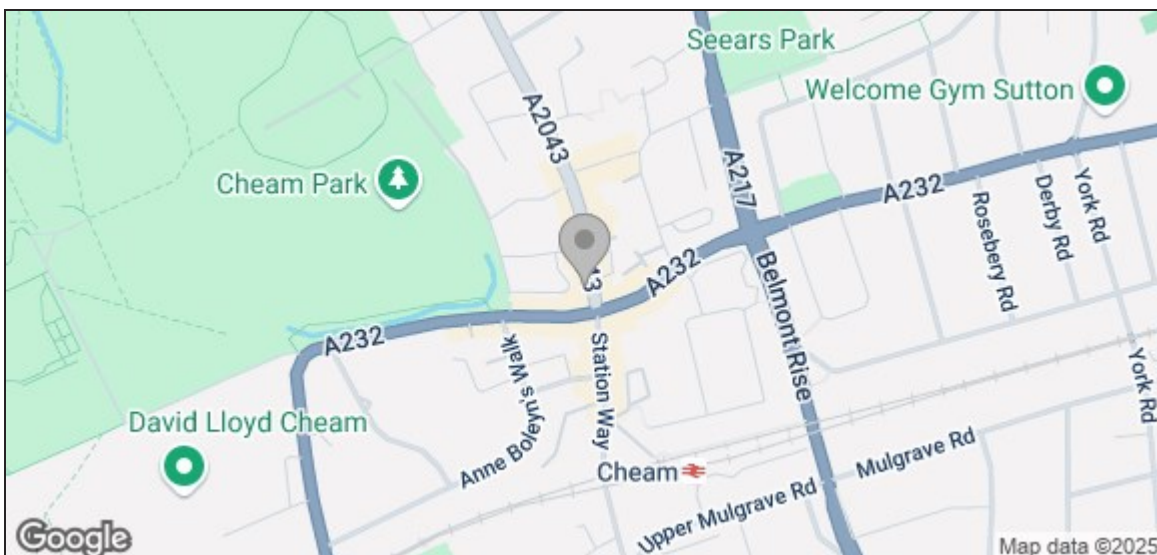


Ground Floor = 173 sq ft

First Floor = 592 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 173 sq ft / 16.07 sq m  
 FIRST FLOOR = 592 sq ft / 55.00 sq m  
 Total = 765 sq ft / 71.07 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



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>		
(21-36) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	62	84
	EU Directive 2002/91/EC	