



Malden Road, Cheam, Surrey SM3 8QY  
Offers In Excess Of £550,000 - Freehold



**WILLIAMS  
HARLOW**



Williams Harlow Cheam - A handsome three bedroom house with a sunny westerly facing rear garden and additional loft room. High ceilings, easy layout and family charm. Walking distance to Cheam High, Cheam park and Cheam Village. Offered without an onward chain and ready to view ASAP, call now to book yours.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











## The Property

A spacious interior with very high ceilings. The décor is neutral and the layout easy to use. Three bedrooms, loft room, modern bathroom, two reception rooms, hallway and kitchen.

## Outdoor Space

A very pretty and well stocked sunny rear garden, storage shed to the end of the garden. A parking space to the front.

## The Area

Taking full advantage of its location, its a short walk of the highstreets and Cheam Village center. Cheam Village is superb. A rich tapestry of community whilst bridging the charm of Surrey and buzz of Greater London. Part of the wider Sutton borough, Cheam offers some outstanding schooling, train lines and outdoor areas to enjoy. The Village center, offering pubs, restaurants, convenience stores and stunning parks. Within 5 mins walk you will come across Waitrose, Cafe Nero, Prezzo and Pizza Express. Cheam train station provides regular links and services into Victoria and London Bridge.

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
West Sutton Train Stn: Thames Link, Sutton to St Albans Via City Circa 40 Mins

## Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.  
413 - Morden to Sutton  
213 - Kingston To Sutton  
151 - Wallington to Worcester Park

## Local Schools

St Dunstons - State- Mixed - Ages 5 - 11  
Homefield Prep - Fee - Boys - 3 - 13  
Sutton High - Girls - Fee - 3 - 18  
Nonsuch - Girls - Grammar - 11 - 19  
Cheam High - Mixed - State - 11 - 19

## Reason to Buy

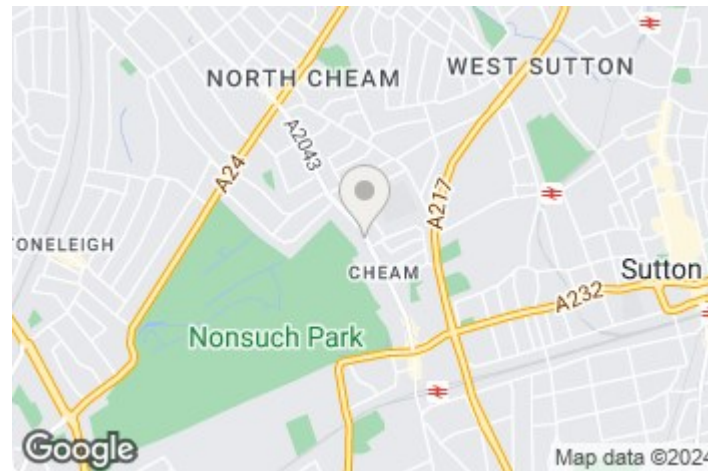
Handsome house, convenient location, no onward chain and a westerly facing rear garden; it should be high on anybody's search list.

## Bullet Points

Three Bedrooms - End Of Terrace - No Onward Chain -  
Walking Distance to Cheam - West Facing Rear Garden - High Ceilings - Loft Room

## COUNCIL TAX and EPC

Band D AND EPC E



Cheam Office

Call: 020 8642 5316

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SM3 8BH

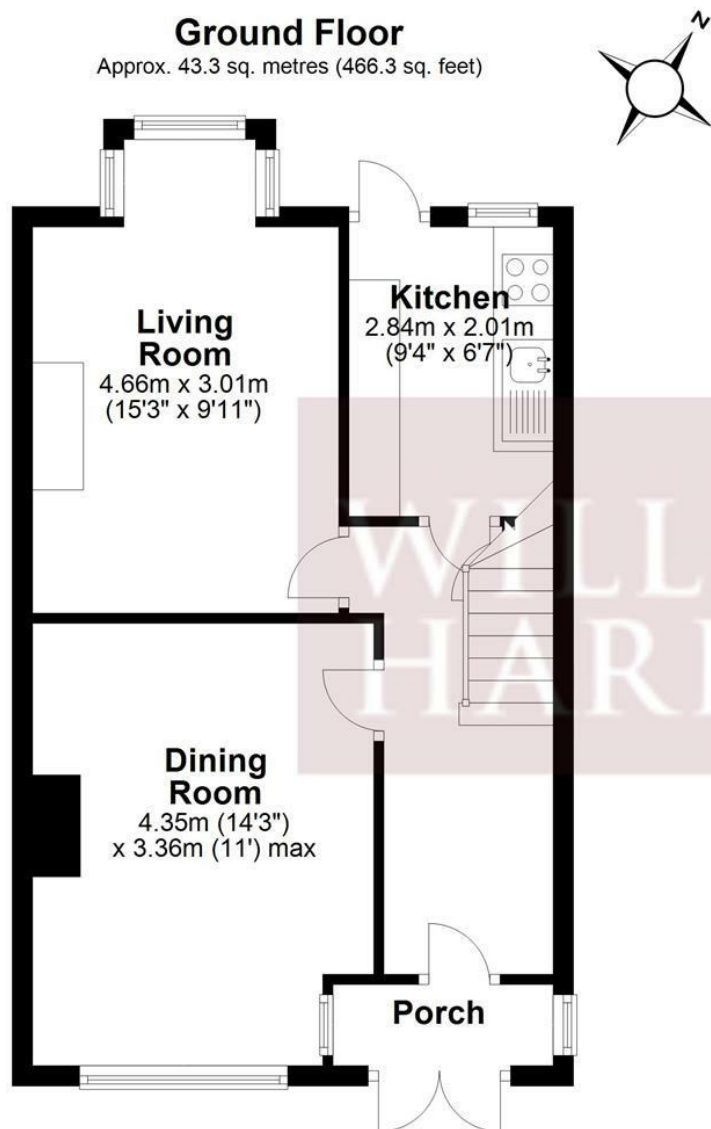
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

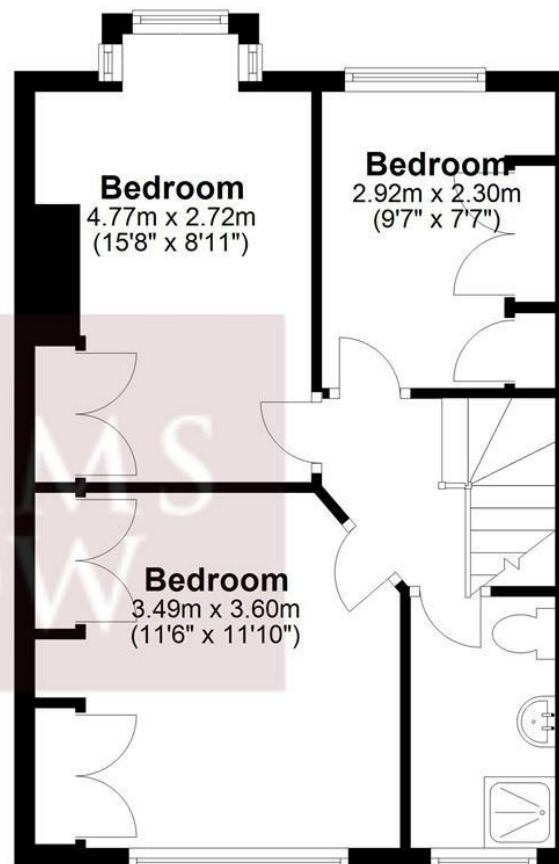
### Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 82.0 sq. metres (883.0 sq. feet)

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