



Marlow Drive, Cheam, Surrey SM3 9BD  
Offers In Excess Of £600,000 - Freehold

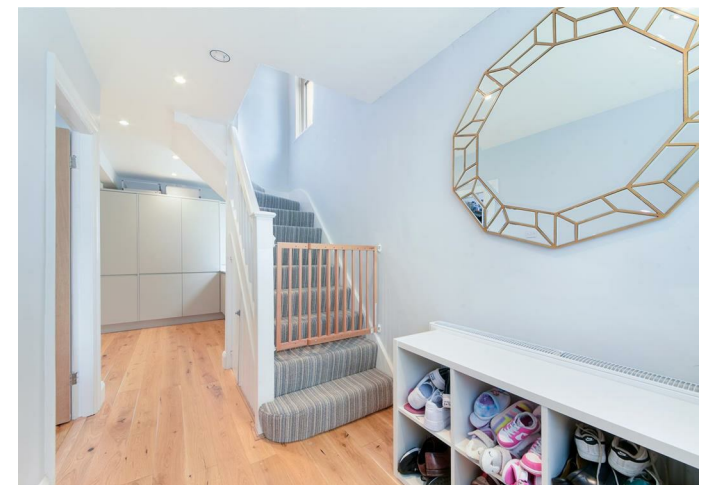


**WILLIAMS  
HARLOW**



Williams Harlow Cheam - An extended family home, presented in good condition and found within an extremely popular area of Cheam; very handy for Cheam High School etc. Viewings are being booked now so call early to avoid missing out.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











HOWDENS  
KUNST 02

EMIRAFIT

EMIRAFIT

EMIRAFIT  
10 KG

EMIRAFIT  
10 KG

EMIRAFIT  
25 KG

EMIRAFIT  
35 KG

EMIRAFIT  
20 KG

EMIRAFIT

## The Property

Accommodation consists of three bedrooms, modern bathroom, entrance hall, extended kitchen family room, downstairs cloakroom and lounge. The décor is modern and will impress all who visit; the owner has a real flare for interiors. The kitchen family room is excellent and a room which we all desire, one that brings friends and family together effortlessly. Why not swing open the bi fold doors off the kitchen to the...

## Outdoor Space

The rear garden is extremely practical and offers immediate access and use. From the bi fold doors, the raised deck provides a private seating area. A few steps down onto the faux lawn, superb for seekers of low maintenance, and this reaches down the gym summer house at the end of the garden. The said summer house has up specked with insulation, power and lighting, and double glazed windows and doors. Then behind this more car parking is offered.

## The Area

The nearest train station is West Sutton (walkable in under 10 mins), with Cheam Village not that far away in any case. The road is lined with well-maintained properties. The area, between Sutton and Cheam, is a sought after spot for its convenience, parks and transport links. Additionally, there is a large Tesco close by for grocery needs.

## Reasons To View

Those seeking a chance to attend Cheam high school will be initially drawn, but we call all buyers who seek a family home with style and practicality in a fabulous part of town.

## Vendor Thoughts

“We have poured lots of thought into this house and tried to ensure no part of the house is wasted space.”

## Pointers

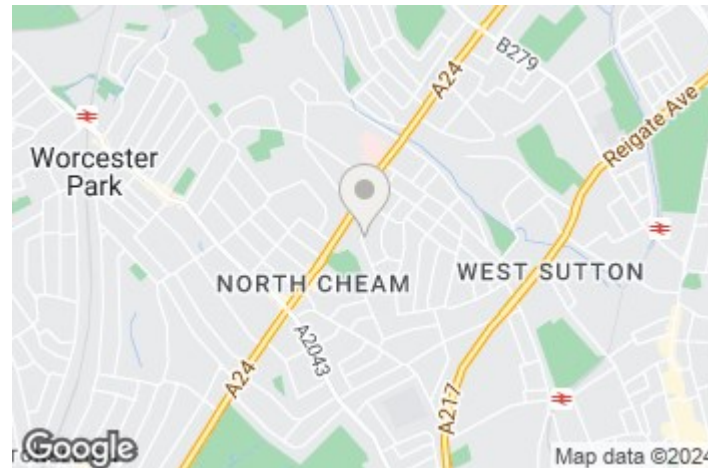
- Three Bedrooms - End Of Terrace - Stylish Decor - 100 Ft Rear Garden - Close to West Sutton Train Station
- Extended Kitchen Family Room - Close to Cheam High - Gym
- Driveway – High EPC Rating - EPC C - Council Tax D

## Local Schools

- St Dunstan's - 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

## 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
  - SL7 – Superloop bus route to Heathrow
  - 213 - Kingston to Sutton



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,

SM3 8BH

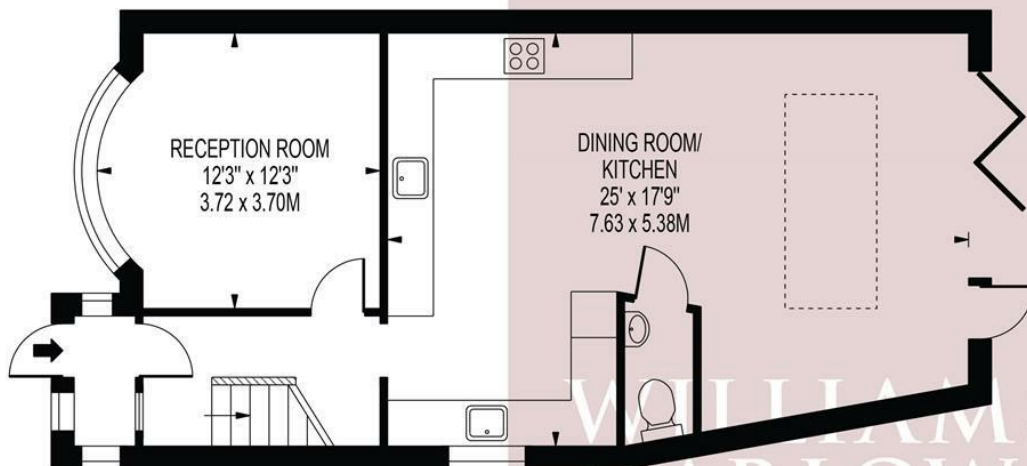
[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

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

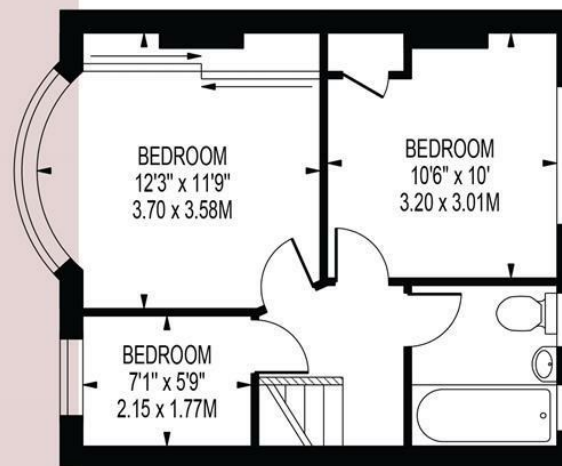
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

## MARLOW DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1008 SQ FT - 93.67 SQ M



GROUND FLOOR



FIRST FLOOR

WILLIAMS HARLOW

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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