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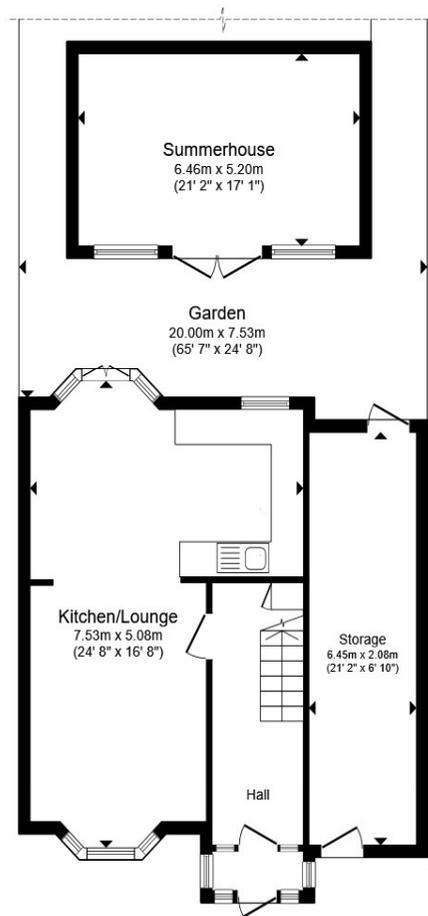
**Molesey Drive, Cheam, Sutton, SM3 9UN**

**welcome to**

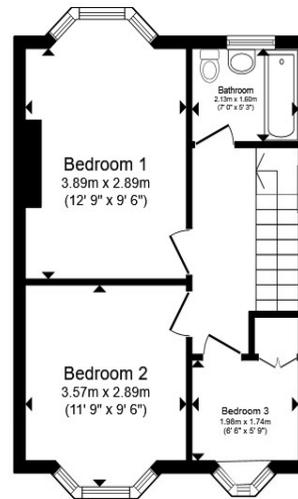
**Molesey Drive, Cheam, Sutton**

A beautifully maintained three-bed end-of-terrace in the sought-after Cheam Park Farm Estate, offering 1,235 sq ft of bright space with potential to extend (STPP). Additional highlights include parking for two cars, a 66ft garden and a fully powered outhouse suited to a home office, studio or gym.





**Ground Floor**



**First Floor**



Total floor area 109.2 m<sup>2</sup> (1,175 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Presented in excellent condition throughout, this thoughtfully arranged family home provides practical, flexible accommodation suited to modern living. The ground floor centres around a spacious open plan kitchen/dining room, creating a welcoming hub for everyday family life and entertaining. The contemporary kitchen offers generous worktop and storage space, with direct access to the garden for seamless indoor-outdoor living. At the front of the house, the main reception room features a charming bay window and offers a comfortable setting for relaxation.

Upstairs, the property benefits from two generous double bedrooms and a well-proportioned single bedroom. The modern family bathroom is fully tiled and fitted with a panel enclosed bath. The loft is accessible for additional storage and presents further potential for conversion (STPP).

**Outside**

To the front, the property provides off street parking for two vehicles and benefits from private side access, useful for storage and convenient entry to the garden. The impressive 66ft rear garden provides a peaceful retreat and includes a large patio area, ideal for outdoor dining and entertaining. Towards the rear is a further patio along with a fully powered outhouse that can serve as a versatile workspace or leisure room. The remainder of the garden has been artificially turfed resulting in little maintenance required.

**Location**

With scope to extend and enhance, this home offers an excellent opportunity for families looking to settle in a popular residential area close to schools, parks, and transport links. Highly regarded local schools are close by, including Cheam Park Farm Academy, St Cecilia's for primary education, and Cheam High School (Ofsted Outstanding) approximately 0.5 miles away for secondary schooling. Sutton Common and West Sutton railway stations provide direct links to London, and local bus routes offer convenient access to Morden for the Northern Line. The area is also well connected to Sutton, Epsom, Wimbledon, and Kingston. Nearby green spaces include Cheam Park and Nonsuch Park, both popular with families and those seeking outdoor recreation.

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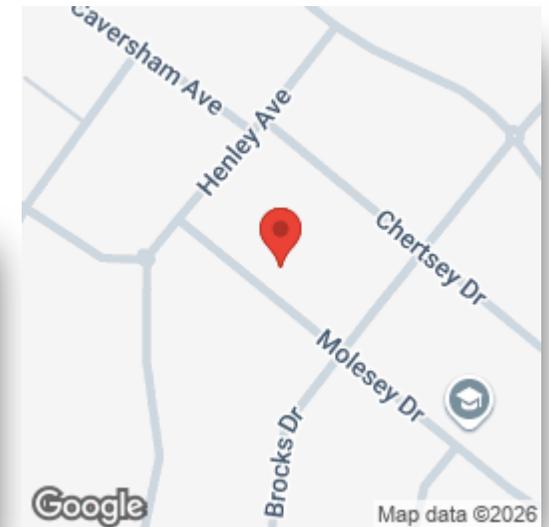
## Molesey Drive, Cheam, Sutton

- Incredible family home
- Three Bedrooms
- End of Terrace family home
- Beautiful Rear Garden
- Fully powered outhouse

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

guide price

**£650,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WCP108328](https://www.barnardmarcus.co.uk/Property/WCP108328)



Property Ref:  
WCP108328 - 0005

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