



3 Briar Court, 440 London Road, Cheam, SM3 8JE



£270,000

**WH WATSON HOMES**  
Estate Agents

Located in a development set back from London Road, this beautifully refurbished two double bedroom apartment combines space, style, and convenience. Located on the second floor of a purpose-built block, the property has been thoughtfully modernised, making it ideal for first-time buyers, professionals, or investors.

Inside, the home offers a bright and generously sized layout with new carpets and a fresh contemporary finish. The spacious living area is filled with natural light and offers a calm, comfortable setting for both relaxing and entertaining.

The newly fitted kitchen features sleek work surfaces, a brand new Logic cooker, hob and extractor fan, along with a modern stainless steel sink and mixer tap. The bathroom has also been updated with a new suite, stylish vanity unit, high-quality fittings and grey porcelain tiles that add a touch of elegance.

Outside, residents enjoy private parking. The location offers excellent access to shops, cafés and transport links in both Cheam and North Cheam. The property falls within the catchment of several outstanding schools, including Cheam High School, Nonsuch High School for Girls, and highly rated local primaries such as St Dunstan’s and Cheam Park Farm.

Accomodation

Entrance Hall:  
New grey carpet  
Double glazed window to right wall  
Two storage cupboards on right side of wall  
Double radiator to left wall

Kitchen:  
Grey slate tile effect lino  
Grey splashback tiles  
Dark grey quartz effect work surfaces  
White units with silver handles  
Stainless steel inset sink with mixer tap  
Logic electric oven and hob with extractor fan  
Double glazed panelled window above sink  
Vokera Combi boiler to right side or rear wall  
Space for washer/dryer machine  
Door to right side of wall leading to fire escape

Bathroom:  
Victorian style lino  
Grey unit with built-in sink and mixer tap  
Bath with overhead shower unit and mixer tap  
Slate grey tiles surrounding the bath  
Double glazed double panelled window above sink  
Stainless steel heated towel radiator to right side of wall

Toilet:  
Victorian style lino

Single WC with single double glazed window above  
Radiator to right side wall

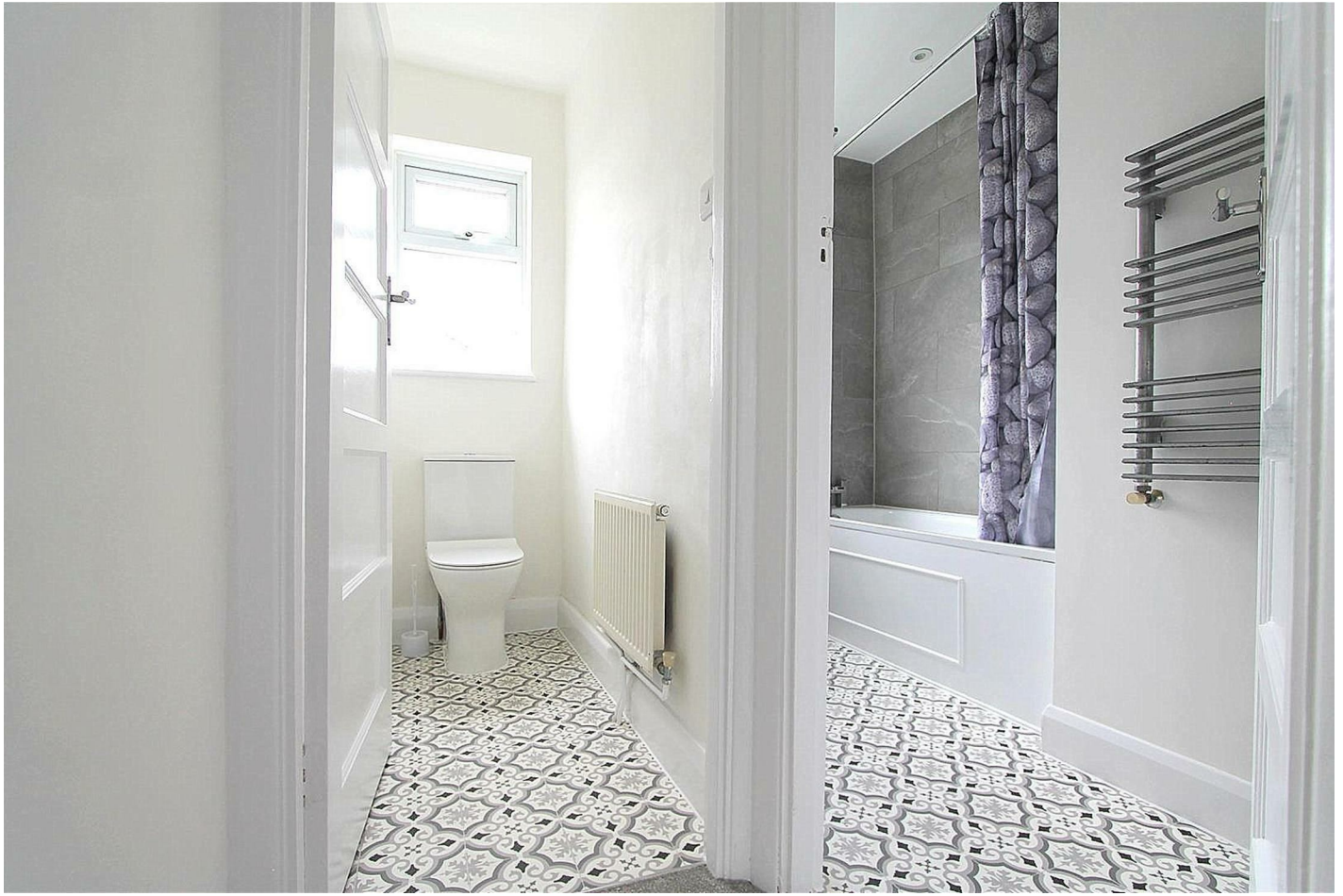
Lounge:  
Grey carpet  
Bay window with five panels of double glazed windows  
Three spotlight ceiling light  
Built-in electric fire with surrounding fireplace fitting  
Double length radiator to left side wall

Master Bedroom:  
Grey carpet  
Three panel double glazed window to left side wall  
Half bay window with three double glazed windows to front wall  
Double length radiator on right side of wall

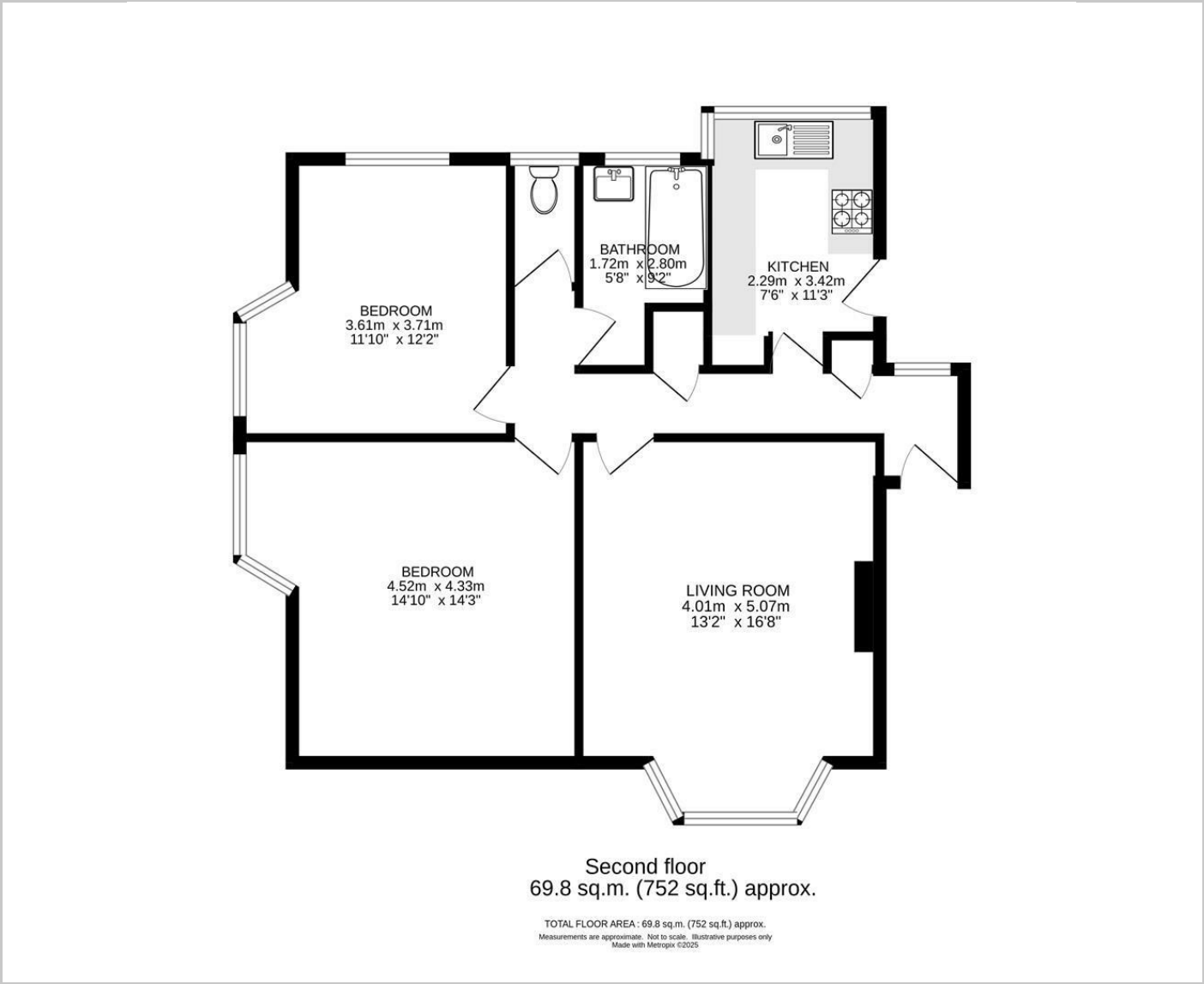
Bedroom Two:  
Grey carpet  
Double length radiator to left side wall  
Half bay window with three double glazed windows on front wall  
Three panel double glazed window to right wall

BUYER’S INFORMATION

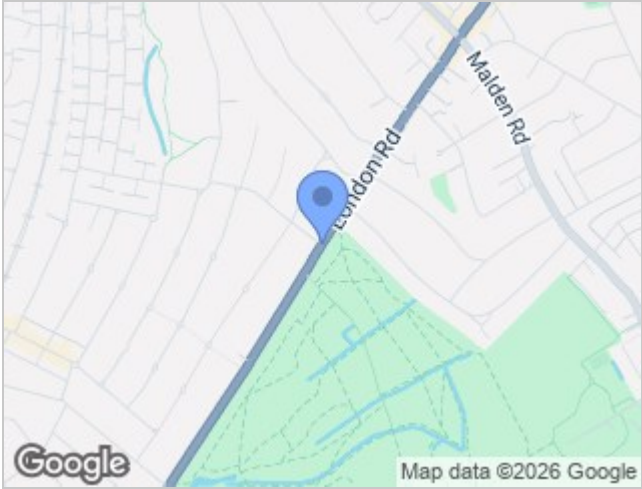
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Floor Plans



Area Map



Energy Performance Graph

