



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



Offers in excess of £295,000



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

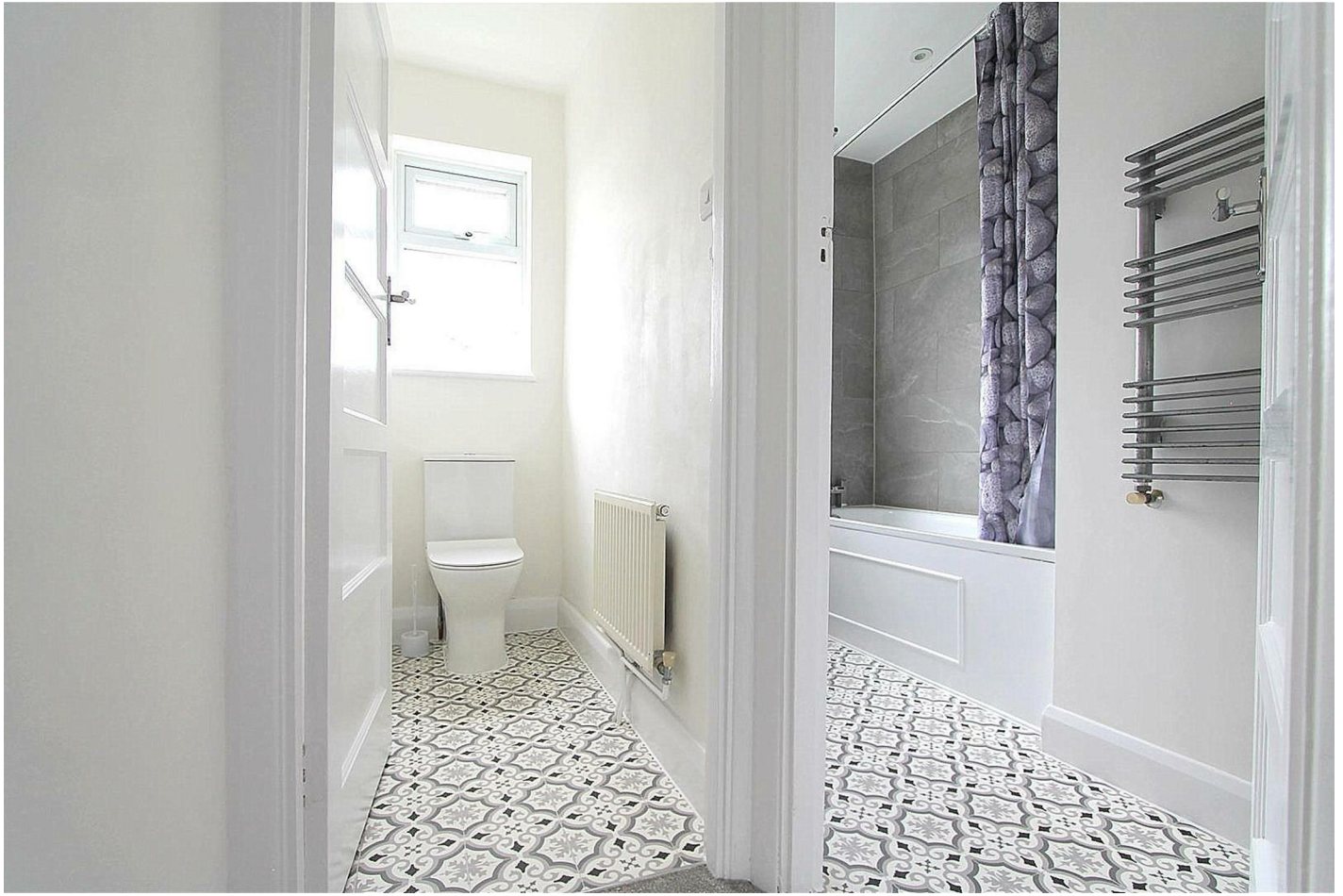
Lounge:
Grey carpet
Bay window with five panels of double glazed windows
Three spotlight ceiling light
Built-in electric fire with surrounding fireplace fitting
Double length radiator to left side wall

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

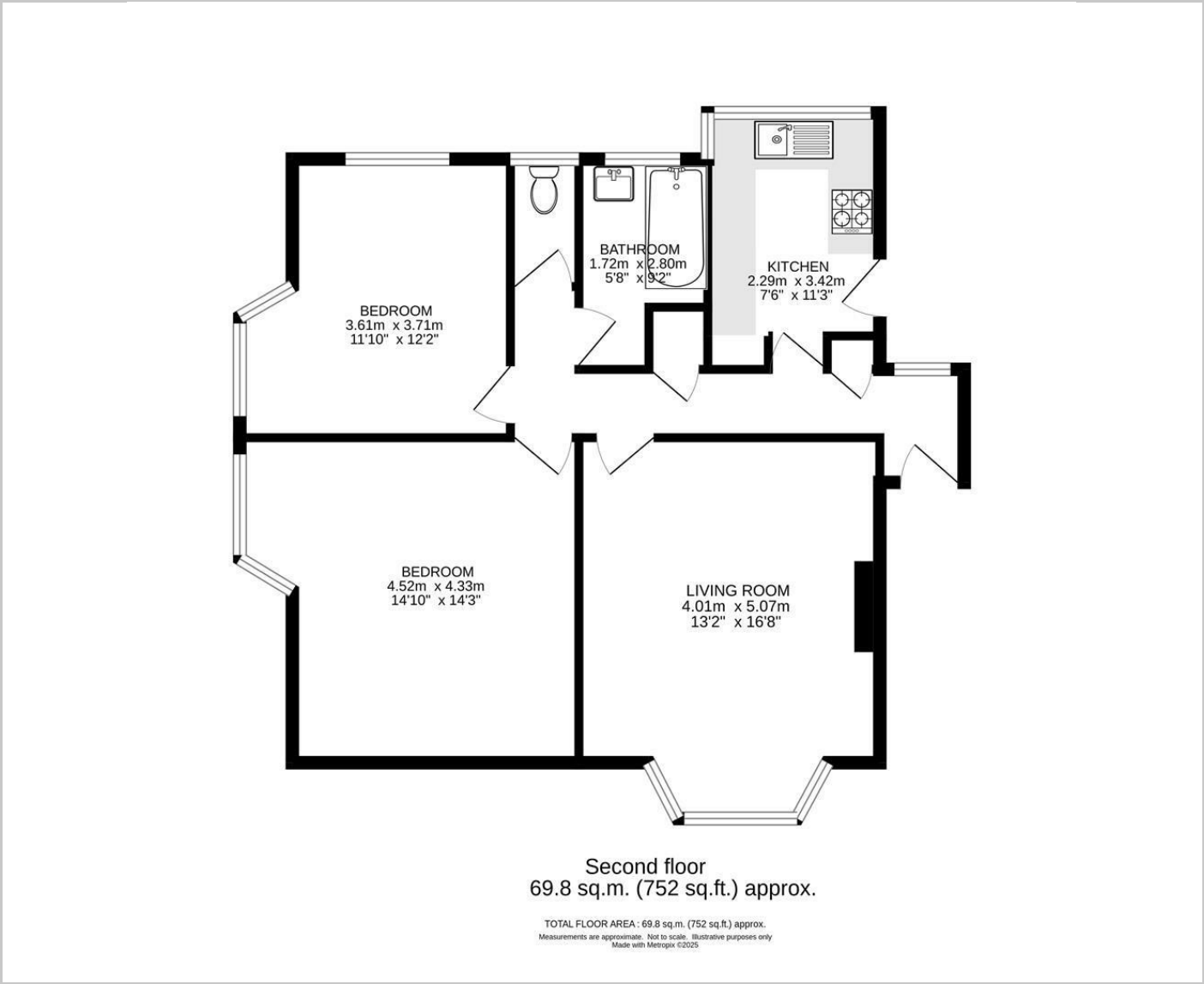
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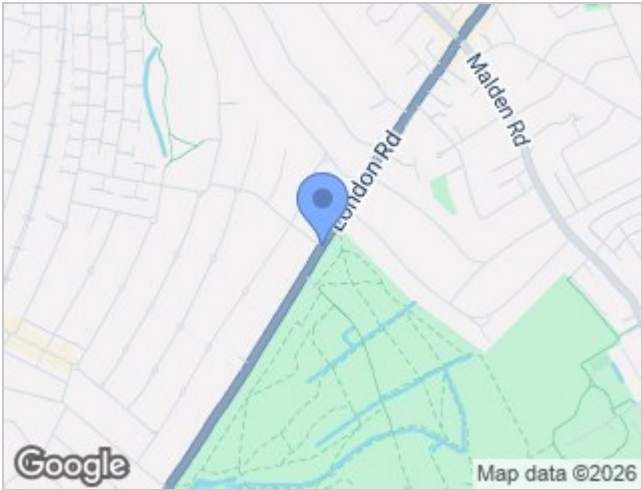
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BRIAR COURT
Flats 1 - 18 and 19 - 24
440 London Road, North Cheam
NO PARKING
PRIVATE

Floor Plans



Area Map



Energy Performance Graph

