



**MALDEN ROAD, CHEAM, SUTTON, SM3**  
**£450,000 FREEHOLD**

**A LOVELY TWO DOUBLE BEDROOM HOUSE LOCATED  
WITHIN EASY REACH OF CHEAM VILLAGE AND SEVERAL  
WELL-REGARDED SCHOOLS**

**Winkworth**

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## AT A GLANCE

- 2 Double Bedrooms
- Entrance Hall
- Kitchen
- Living/Dining Room
- Shower Room
- Storage Cupboards
- Landscaped Rear Garden  
58ft Approx
- Off Street Parking
- Council Tax Band D
- EPC Rating C

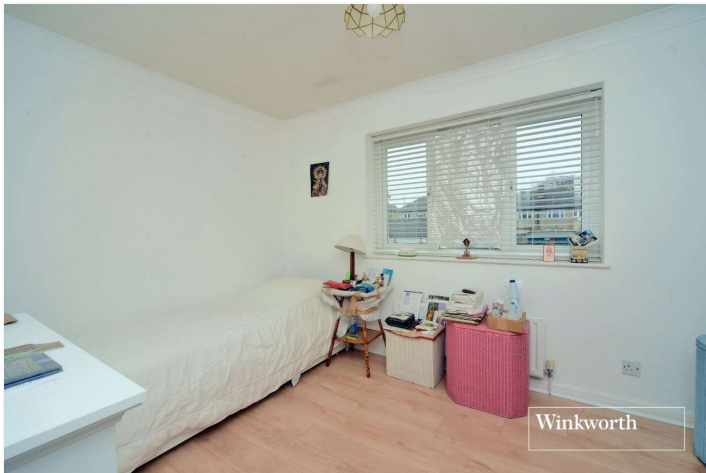
## DESCRIPTION

A lovely two double bedroom property located just a few minutes' walk from Cheam High School and just half a mile from Cheam Village with its wide variety of shops and restaurants, plus a mainline station providing frequent services into central London.

The accommodation consists of a well-proportioned living/dining room, a good-sized fitted kitchen, two first floor bedrooms and a family shower room. The owner has recently decorated throughout with clean lines and a neutral colour palette, making the most of the naturally light and airy interior.

Externally, the rear garden extends to approximately 58 ft and has been recently landscaped including borders for mature shrubs and plants, astro turf for ease and maintenance and a patio area ideal for socialising and outside dining. At the end of the garden there is a paved area for parking for one car on hard standing, which is reached via gates from an access road. There is also additional residents parking in the access road.

Locally, the area is ideal for both families and commuters. Education in the borough is well regarded and includes grammar schools at Cheam and Sutton, whilst nearby bus routes offer services towards Sutton, Kingston, Morden, and Heathrow. Other local facilities include supermarkets, doctors surgeries, fitness centres and parkland.



## ACCOMMODATION

### Entrance Hall

**Kitchen** - 12'4" x 6'4" Max (3.76m x 1.93m Max)

**Living/Dining Room** - 14' x 12'8" (4.27m x 3.86m)

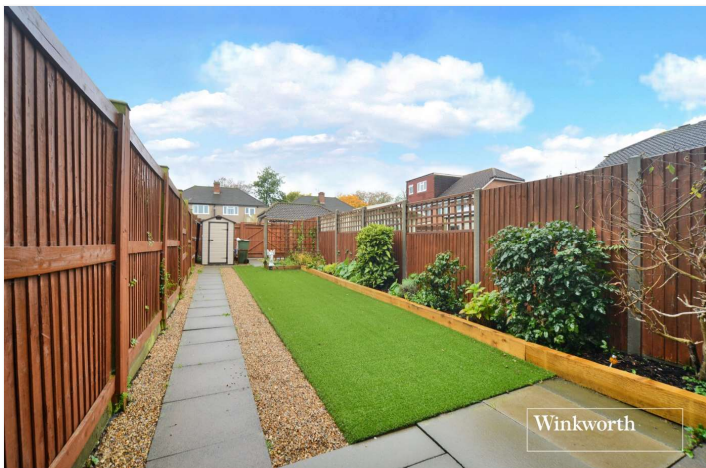
**Bedroom** - 12'8" x 9' Max (3.86m x 2.74m Max)

**Bedroom** - 12'9" x 9' (3.89m x 2.74m)

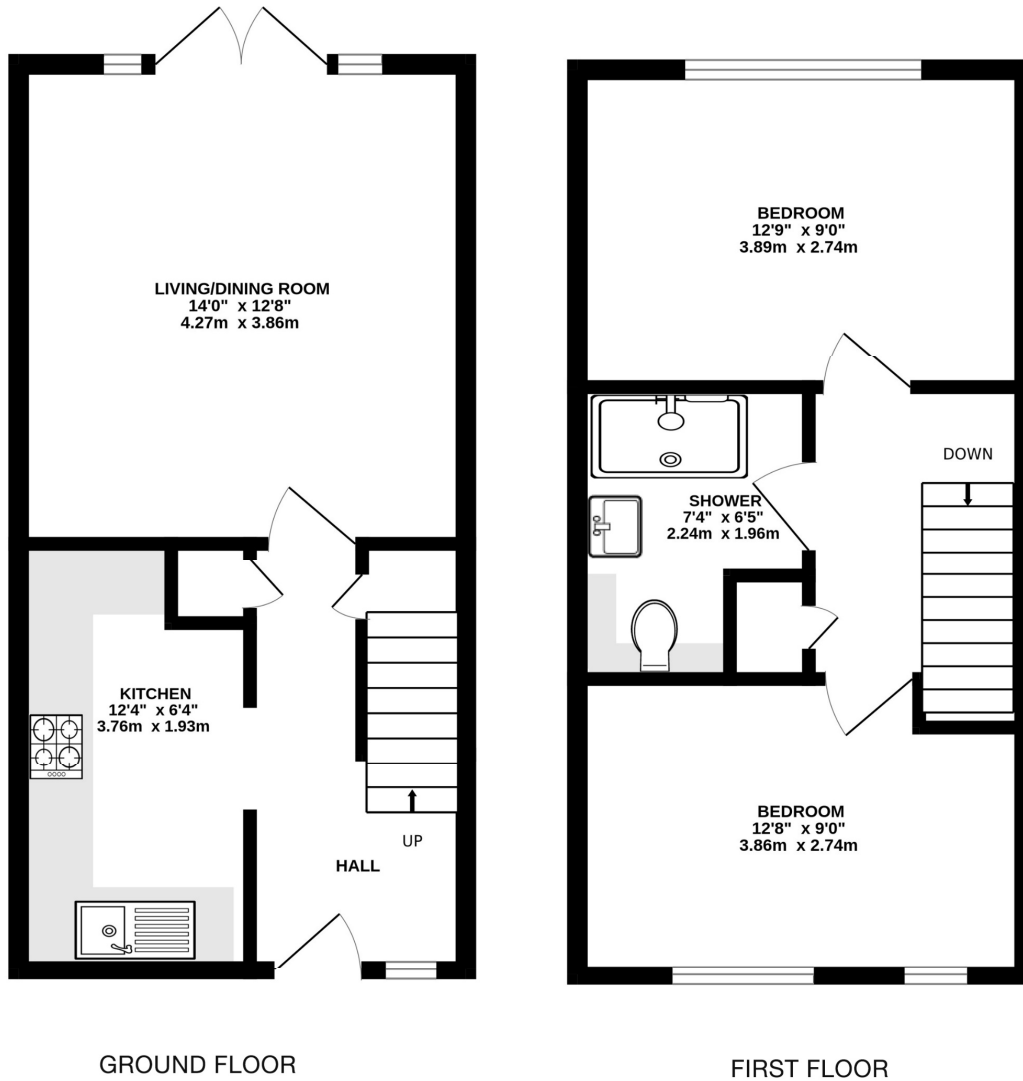
**Shower Room** - 7'4" x 6'5" Max (2.24m x 1.96m Max)

### Storage Cupboards

**Garden** - 58ft Approx







GROUND FLOOR

FIRST FLOOR

**Malden Road, Cheam SM3 8QY**  
 INTERNAL FLOOR AREA (APPROX.) 675 sq ft/ 62.7 sq m  
 Garden extends to 58' (17.67m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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