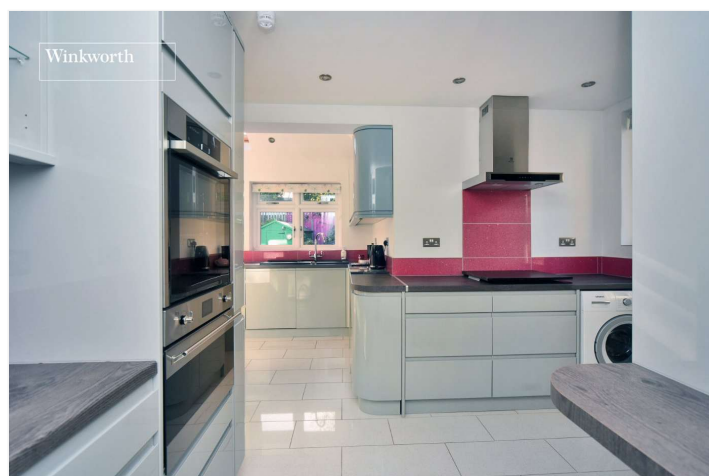




SCOTSDALE CLOSE, CHEAM, SUTTON, SM3

GUIDE PRICE £450,000 -£475,000 SHARE OF FREEHOLD

A SUPERB GROUND FLOOR MAISONETTE WITH A BEAUTIFULLY MAINTAINED REAR GARDEN AND OFF-STREET PARKING FOR SEVERAL CARS LOCATED JUST MOMENTS FROM CHEAM VILLAGE

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- Heart of Cheam Village
- Over 900 Year Lease
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Breakfast Room
- Shower Room/WC
- Off Street Parking for Approx 3 Cars
- Circa 45ft Southerly Aspect Private Rear Garden
- Moments from Cheam Train Station and Bus Routes

DESCRIPTION

Guide Price £450,000 - £475,000

A rarely available, superb ground floor maisonette benefitting from direct access to a southerly aspect rear garden and off-street parking for several cars, ideally situated in a quiet cul-de-sac just moments from Cheam Village and Cheam train station.

The property offers spacious room sizes, well-maintained décor throughout and has been extended to create a wonderful kitchen-breakfast room. The accommodation comprises a storm porch leading to a vast hallway with useful storage cupboards, a front aspect living room with built-in cupboards and plantation shutters, a large principal bedroom which offers double doors to the breakfast room, a second double bedroom with fitted wardrobes, a modern shower room/WC and a contemporary kitchen which includes high gloss units, an area for a dining table and two entrances to the rear garden.

Externally, the circa 45ft rear garden has been beautifully maintained and features lots of mature plants and shrubs, as well as a patio area with an electric canopy, ideal for outside dining and socialising. A courtyard area has a useful side gate which leads you to the frontage via a shared access. The front offers off street parking for approx. 3 cars and is laid to patio for ease and maintenance.

Locally, Cheam Village offers an array of shops, restaurants, pubs and amenities as well as historic parkland at the sought-after Nonsuch Park. Commuters will have the choice from Cheam train station which provides fast and frequent services to Central London as well as a variety of bus routes towards Sutton, Kingston and Heathrow. Families will have the choice of numerous well-regarded schools including Cuddington Croft Primary School and St Dunstan's CofE Primary School.

The property is being sold with no onward chain and benefits from being share of freehold with an associated lease of approx. 980 years remaining.



ACCOMMODATION

Entrance Hall

Living Room - 17' x 12' max (5.18m x 3.66m max)

Kitchen - 11'2" x 10'8" max (3.4m x 3.25m max)

Breakfast Room - 14'7" x 5'6" max (4.45m x 1.68m max)

Bedroom - 15'2" x 11' max (4.62m x 3.35m max)

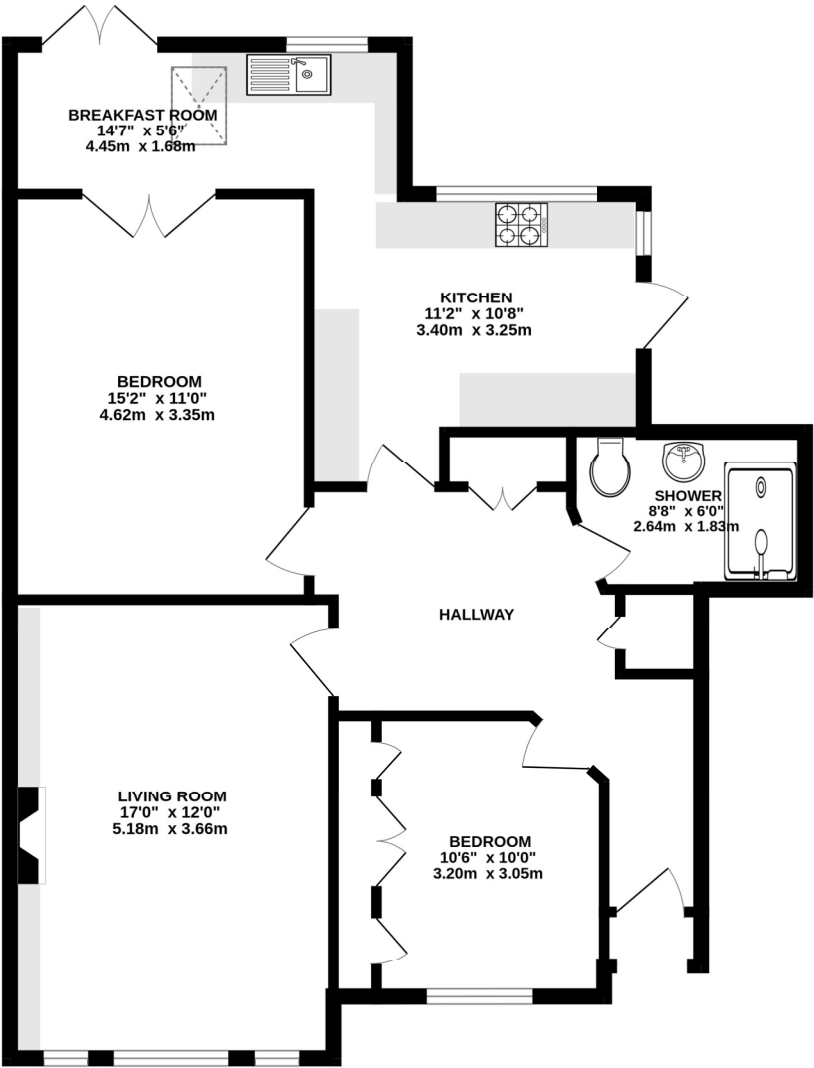
Bedroom - 10'6" x 10' max (3.2m x 3.05m max)

Shower Room/WC - 8'8" x 6' max (2.64m x 1.83m max)

Garden - Approx 45ft

Driveway

Scotsdale Close, Cheam SM3 8RZ
INTERNAL FLOOR AREA (APPROX.) 872 sq ft/ 81.0 sq m
The Rear Garden extends to 45' (13.72m) approx.



GROUND FLOOR MAISONETTE

Winkworth

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 © 2025.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth