



**BEECHMORE GARDENS, CHEAM, SUTTON, SM3**  
**£1,850 PER MONTH**

**A WELL PRESENTED, TWO BEDROOM MAISONETTE  
 WITH PRIVATE GARDEN CLOSE TO AMENITIES**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

**Cheam Office | 020 8770 7766 | [cheam@winkworth.co.uk](mailto:cheam@winkworth.co.uk)**



*[winkworth.co.uk](http://winkworth.co.uk)*

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## AT A GLANCE

- First Floor Maisonette
- 2 Bedrooms
- Entrance Hall
- Living/Dining Room
- Kitchen
- Shower Room/WC
- Private Rear Garden

## DESCRIPTION

A spacious, well presented two double bedroom first floor maisonette with private rear garden, conveniently located for the shops, amenities and transport links of North Cheam. Cheam Village is also within easy reach, as are several well regarded schools.

Available immediately, part furnished.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		