

MALDEN ROAD, CHEAM, SUTTON, SM3

£685,000 FREEHOLD

**A LOVELY FAMILY HOME BENEFITTING FROM FOUR BEDROOMS
TWO BATHROOMS AND CONTEMPORARY DÉCOR SITUATED
CLOSE TO CHEAM PARK AND CHEAM VILLAGE**

Winkworth

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See things differently



Winkworth

AT A GLANCE

- Situated Close to Cheam Park
- 70ft Approx Rear Garden
- Well-Presented Family Home
- Four Bedrooms
- Two Reception Rooms
- Recently Fitted Modern Kitchen
- Cloakroom/WC
- Family Shower Room
- En-Suite Bathroom
- Off Street Parking
- Council Tax Band E
- EPC Rating C

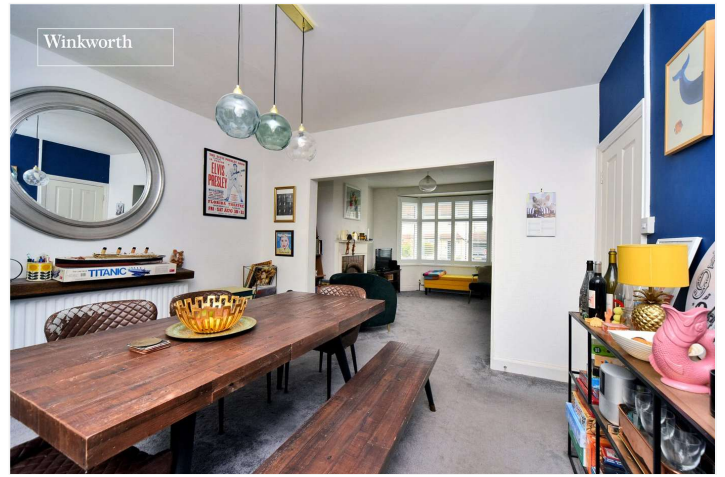
DESCRIPTION

Situated within walking distance of Cheam Park, Cheam Village and a variety of well-regarded schools, this lovely family home features spacious room sizes, two bathrooms and contemporary décor throughout.

The local village offers an array of shops, restaurants and amenities including Cheam train station and several bus routes to surrounding areas. A wide choice of education is close by including Cheam Fields Primary School, St Dunstan's Primary School, Cheam High School and Nonsuch High School for Girls.

The accommodation on the ground floor comprises a spacious entrance hall with downstairs cloakroom/WC, a front aspect living room with large bay window and feature fireplace, a dining room featuring French doors onto the rear garden and a beautifully renovated kitchen. On the first floor, there are two well-proportioned double bedrooms, a larger than average third bedroom and a recently refurbished bathroom with walk-in shower. On the second floor, there is a further bedroom with an en-suite bathroom and lots of eaves storage.

Externally, the circa 70ft rear garden has a South Westerly aspect and features a patio area ideal for social gatherings with friends and family. The mature trees and shrubs and the surrounding high fences offer privacy providing the ideal space for relaxation. To the front, there is off street parking for two cars.



ACCOMMODATION

Entrance Hall

Living Room - 13'8" x 13'5" max (4.17m x 4.1m max)

Dining Room - 12'4" x 12'1" max (3.76m x 3.68m max)

Kitchen - 10'1" x 7' max (3.07m x 2.13m max)

Cloakroom/WC

Bedroom - 14' x 11'4" max (4.27m x 3.45m max)

Bedroom - 12' x 11'4" max (3.66m x 3.45m max)

Bedroom - 8'6" x 8'2" max (2.6m x 2.5m max)

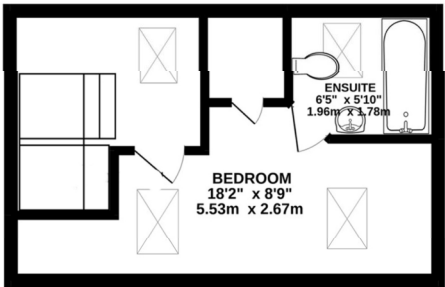
Bathroom - 8'3" x 8'3" max (2.51m x 2.51m max)

Bedroom - 18'2" x 8'9" max (5.54m x 2.67m max)

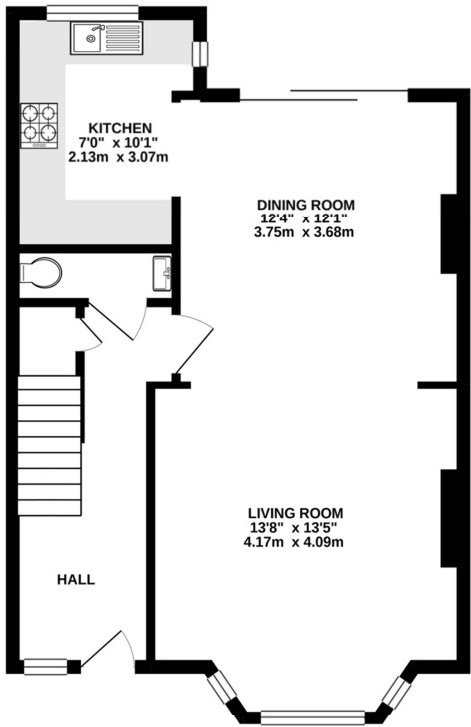
En-Suite Bathroom - 6'5" x 5'10" max (1.96m x 1.78m max)

Garden - Approx. 70ft

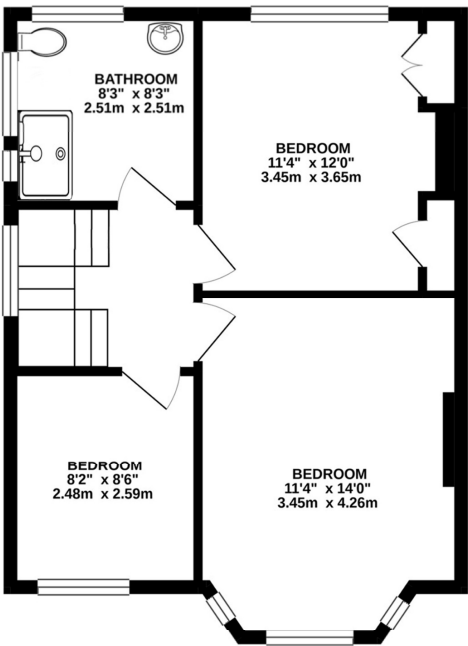
Malden Road, Cheam SM3 8QU
INTERNAL FLOOR AREA (APPROX.)
1220 sq ft/ 113.8 sq m
Garden extends to 70' (21.34m) approximately



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

