



**MATLOCK CRESCENT, CHEAM, SUTTON, SM3**  
**£285,000 SHARE OF FREEHOLD**

**A SUPERB ONE BEDROOM FIRST FLOOR MAISONETTE  
SITUATED ON A QUIET RESIDENTIAL ROAD FEATURING  
OFF STREET PARKING AND A PRIVATE REAR GARDEN**

**Winkworth**

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

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

See things differently





## AT A GLANCE

- First Floor Maisonette
- Share of Freehold
- Over 900 Year Lease
- Private Rear Garden
- Garage Space
- Off Street Parking for One Car
- One Well-Proportioned Bedroom
- Living/Dining Room
- Separate Modern Fitted Kitchen
- Family Bathroom
- 0.7miles walk West Sutton Train Station
- 0.6miles walk from Cheam Village

## DESCRIPTION

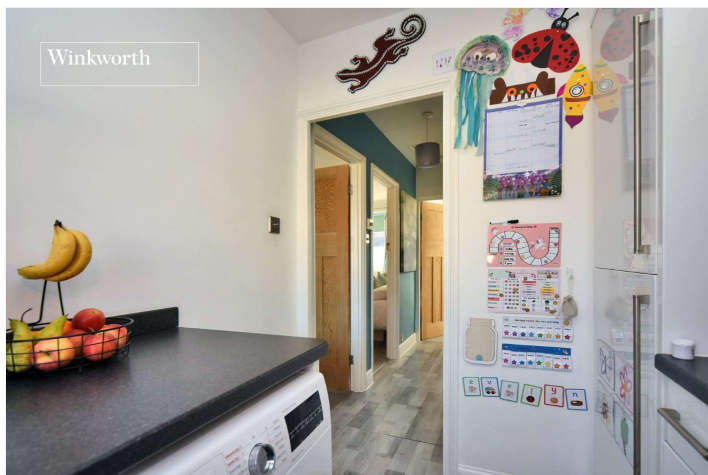
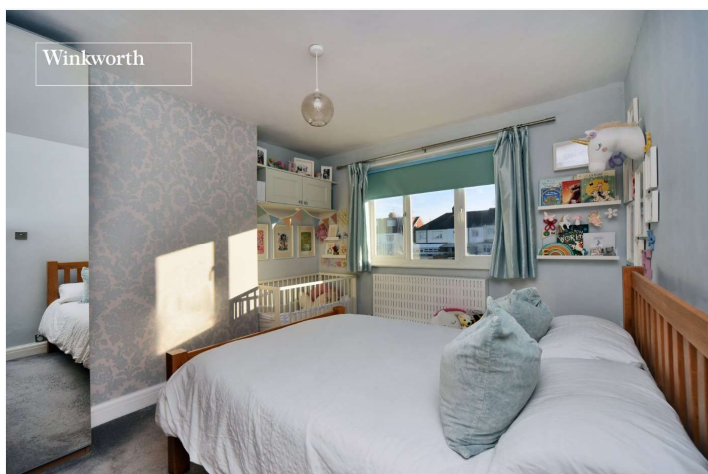
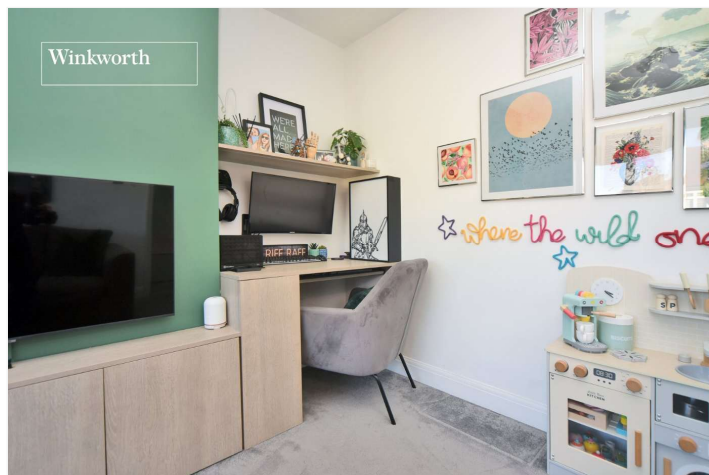
An exciting opportunity to purchase this first floor, well-presented maisonette benefitting from off street parking, a private rear garden and a share of the freehold with an associated 900+ year lease.

Ideally located in a quiet residential road, approx. 0.8miles walk from Cheam Village as well as North Cheam, the surrounding area offers a wide range of amenities including shops and restaurants, nearby parkland at Nonsuch Park and Cheam Park, leisure centres and a variety of bus routes towards Sutton, Kingston and Heathrow. Commuters will have the choice of West Sutton train station (approx. 0.7mile walk) as well as Cheam train station (approx. 1mile walk), both providing fast and frequent services to Central London.

The accommodation comprises a private entrance hall leading to the first floor, a front aspect living room featuring a large bay window and built-in wall units and desk, a well-proportioned bedroom overlooking the rear gardens, an immaculate presented kitchen and a modern family bathroom. The property offers scope to extend subject to the usual planning consents.

Externally, the property benefits from a well-kept rear garden accessed via a side gate, which is high fence enclosed for privacy and includes an area of lawn and a storage shed whilst to the front there is off street parking for one car on the driveway. To the rear, there is also the benefit of garage space accessed via a shared path.





## ACCOMMODATION

### Entrance Hall

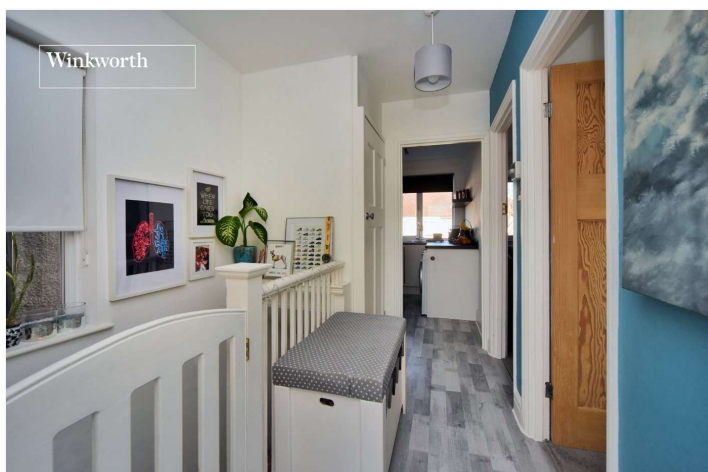
**Living/Dining Room** - 14'11" x 11' max (4.55m x 3.35m max)

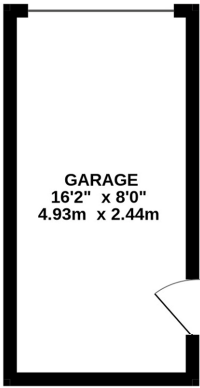
**Kitchen** - 8'7" x 6'6" max (2.62m x 1.98m max)

**Bedroom** - 12'6" x 11' max (3.8m x 3.35m max)

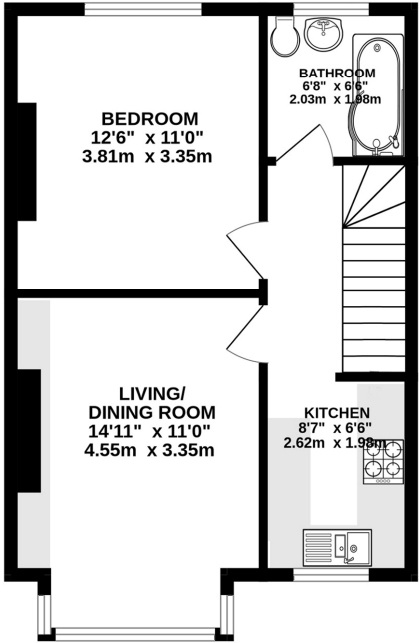
**Bathroom** - 6'8" x 6'6" max (2.03m x 1.98m max)

**Garage** - 16'2" x 8' max (4.93m x 2.44m max)

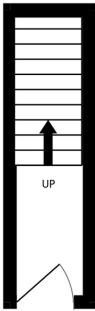




**Matlock Crescent, Cheam SM3 9SN**  
INTERNAL FLOOR AREA (APPROX.) 630 sq ft/ 58.5 sq m  
Including Garage  
Garden extends to 25' (7.62m) approx.



FIRST FLOOR MAISONETTE



GROUND FLOOR  
ENTRANCE



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.  
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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 70 C    | 76 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

