



MALDEN ROAD, CHEAM, SUTTON, SM3
£400,000 FREEHOLD

**A THREE BEDROOM COTTAGE OFFERING AN
ABUNDANCE OF CHARACTER WHILST LOCATED IN
THE HEART OF CHEAM VILLAGE**

Winkworth

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See things differently



AT A GLANCE

- 3 Bedrooms
- Living Room
- Kitchen/Diner
- Bathroom
- Front Garden
- Council Tax Band C
- EPC Rating E

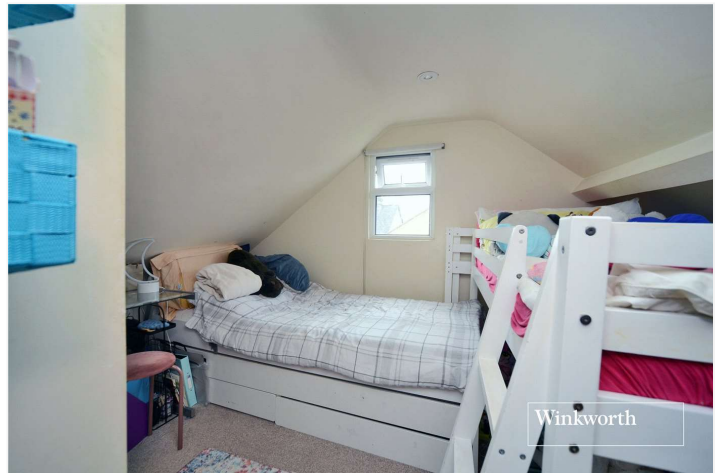
DESCRIPTION

Guide Price - £400,000 - £425,000

This lovely three bedroom cottage, arranged over three floors, is brimming with character whilst being located within the heart of Cheam Village, which provides a wide range of shops, restaurants and transport links, including Cheam mainline rail station. Numerous well regarded schools are also close by, as is Cheam Park, Nonsuch Park and Cheam Leisure Centre.

Features on the ground floor include a cosy living room with feature fireplace and double doors opening onto a spacious kitchen/diner. Upstairs on the first floor you'll find a good sized double bedroom along with a single room, whilst on the second floor you'll find a further double bedroom.

Outside to the front, the property features a lovely walled garden, complete with raised flower beds.



ACCOMMODATION

Living Room - 11'4" x 10'3" max (3.45m x 3.12m max)

Kitchen/Dining Room - 17'3" x 11'4" max (5.26m x 3.45m max)

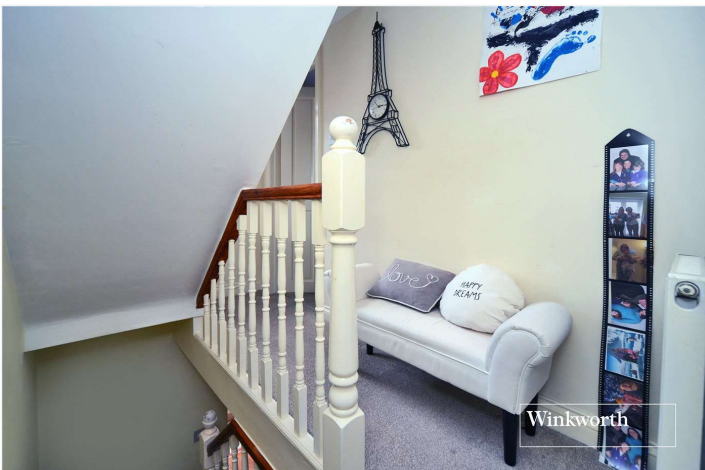
Downstairs Bathroom - 8'2" x 5'1" max (2.5m x 1.55m max)

Bedroom - 11'4" x 10'3" max (3.45m x 3.12m max)

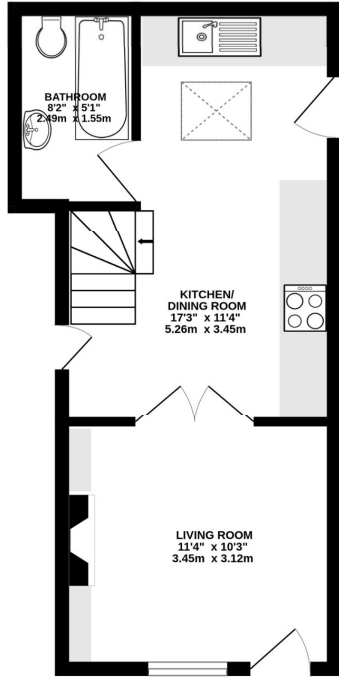
Bedroom - 9'1" x 6'4" max (2.77m x 1.93m max)

Bedroom - 11'8" x 11'4" max (3.56m x 3.45m max)

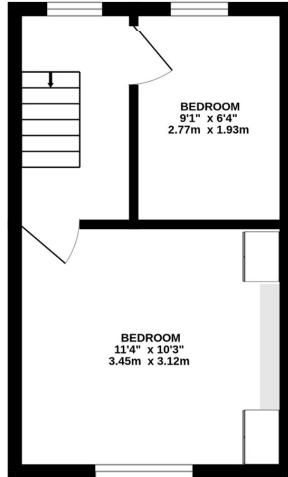
Front Garden



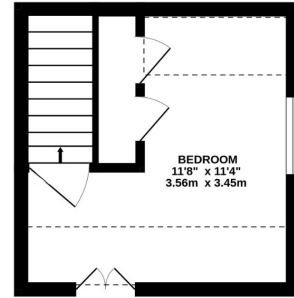
Malden Road, Cheam SM3 8QF
INTERNAL FLOOR AREA (APPROX.) 680 sq ft/ 63.17 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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 © 2024.

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+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 49 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

