



2 Matlock Place, Cheam, Sutton, SM3 9SW



Offers over £675,000

WH WATSON HOMES
Estate Agents

2 Matlock Place

Cheam Sutton, SM3 9SW

Located in a tranquil cul-de-sac in the highly desirable area of Cheam, this charming house built in 1940 offers a perfect blend of comfort and modern living. Spanning an impressive 1,214 square feet, the property boasts three well-proportioned bedrooms, making it an ideal family home.

As you enter, you are greeted by a bright and airy living and dining space, perfect for both relaxation and entertaining. The modern kitchen, complete with a utility area, provides ample space for culinary pursuits and everyday living. The layout of the reception rooms allows for versatile use, catering to various lifestyle needs.

The property features a bathroom and a downstairs WC, ensuring convenience for families or guests. Outside, the beautifully landscaped rear garden offers a serene retreat, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

Situated within walking distance of both Cheam and West Sutton stations, the home offers excellent transport links into Central London and surrounding areas, making it ideal for commuters. It also falls within the catchment area for several outstanding local schools, including Cheam High School and the highly regarded Nonsuch High School for Girls, making it a perfect choice for families.

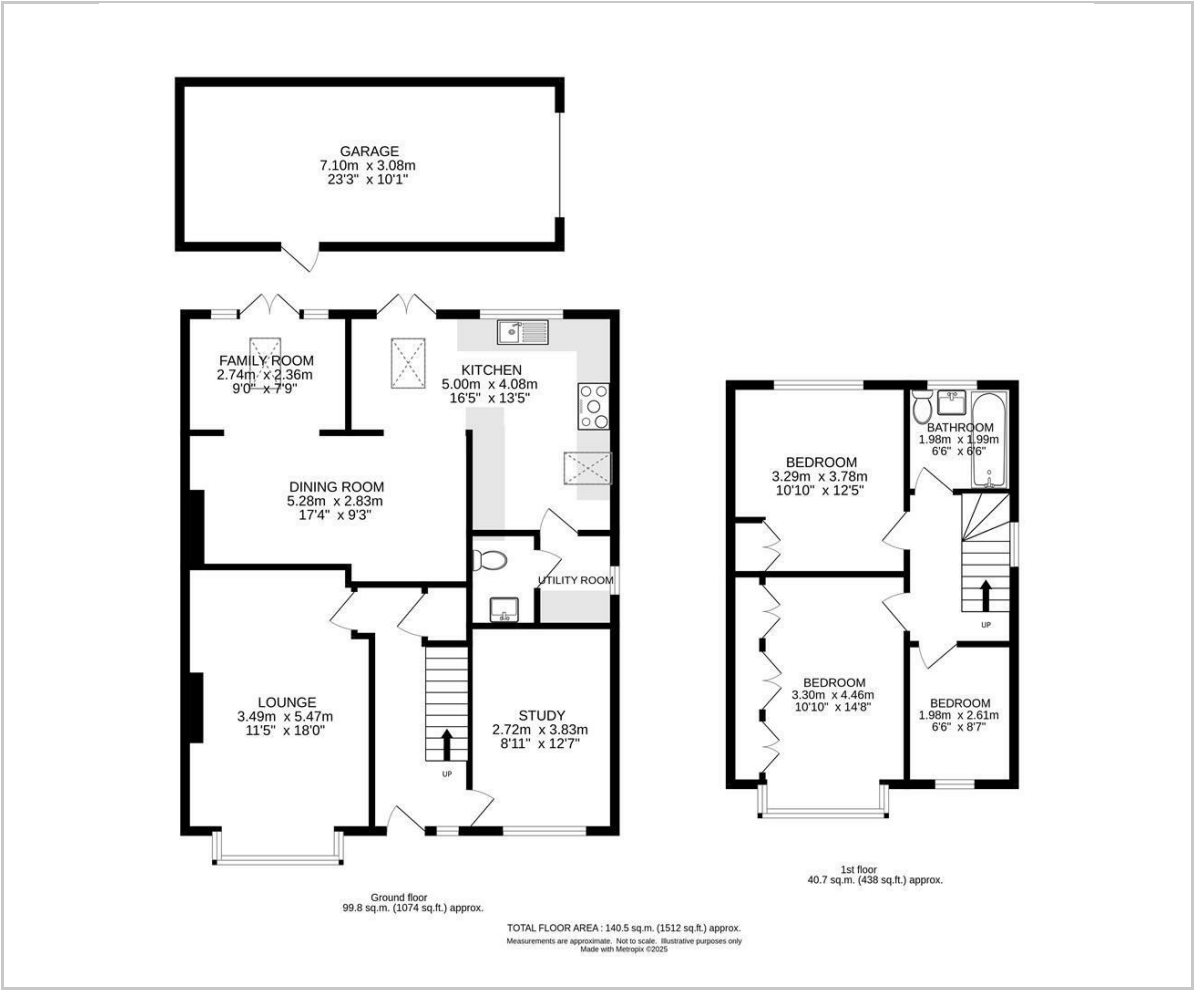
Additionally, the house provides parking for two vehicles, a valuable asset in this sought-after location.

Matlock Place offers a rare chance to own a comfortable, move-in ready home in one of Cheam's most desirable residential pockets. Early viewing is highly recommended.





Floor Plan

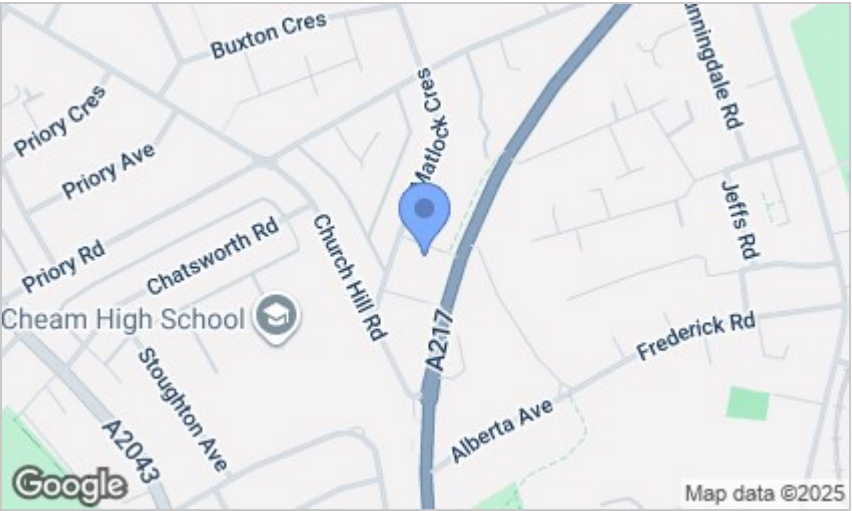


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

