



72 Malden Road, Cheam, Sutton, SM3 8QZ



Offers over £650,000

WH WATSON HOMES
Estate Agents

72 Malden Road, Cheam, Sutton, SM3 8QZ

Located on Malden Road in the charming area of Cheam, Sutton, this four-bedroom semi-detached family home offers a perfect blend of comfort and convenience. Just a stone's throw away from the picturesque Nonsuch Park and the delightful Cheam Village, this property is ideally situated for those who appreciate both nature and community.

Upon entering, you will find two spacious reception rooms that provide ample space for family gatherings and entertaining guests. The well-appointed conservatory adds a touch of elegance and allows for an abundance of natural light, creating a warm and inviting atmosphere throughout the home.

The property boasts four generously sized bedrooms making it perfect for families or those who desire extra space for guests or a home office. With two modern bathrooms, morning routines will be a breeze, ensuring that everyone has their own space to prepare for the day ahead.

A private driveway and garage is an added benefit. The home is also conveniently located near reputable schools and excellent transport links, making it an ideal choice for families and commuters alike.

This house is not just a place to live, it is a place to create lasting memories. With its prime location and spacious layout, it truly is a wonderful opportunity for anyone looking to settle in the heart of Cheam. Don't miss the chance to make this lovely property your new home.

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Accommodation

Entrance Hall
Laminate flooring, radiator, storage cupboard under the stairs, doors leading to the dining room, lounge, and kitchen.

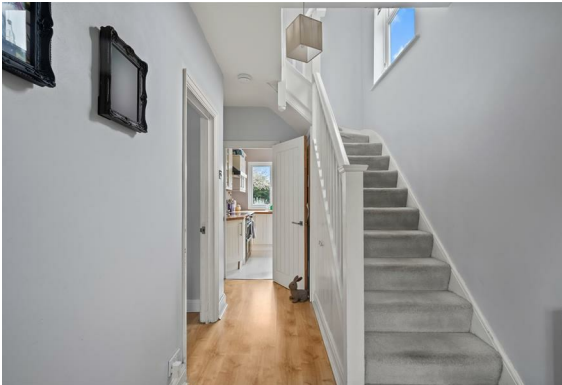
Dining Room
Laminate flooring, UPVC double glazed bay window with fitted plantation shutters, single-panel radiator, a working cast iron fireplace set on a granite hearth, featuring decorative tiles with engraved floral detailing, and finished with a wooden surround.

Lounge
Fitted carpet, open chimney breast with electric heater, French doors leading to the conservatory.

Conservatory
UPVC double-glazed windows and doors leading to the garden, fitted carpets, storage cabinets, radiator.

Kitchen
Tiled flooring, range of fitted wall units with matching cupboards and drawers below, real wooden work surfaces, electric oven and hob with extractor fan above, purple splashback, UPVC double-glazed window, UPVC double-glazed door leading to the garden, wooden fitted shelves.

First floor
Bedroom One
Fitted carpet, radiator, UPVC double-glazed window.





Bedroom Two
Fitted carpet, UPVC double-glazed window with fitted plantation shutters, radiator, built-in wardrobes.

Bedroom Three
Fitted carpet, UPVC double-glazed window, radiator.

Bathroom
Bath with chrome mixer tap and handheld shower, pedestal wash basin with chrome mixer tap, part-tiled walls, UPVC double-glazed frosted window.

Separate WC
Low-level push-button WC, radiator, UPVC double-glazed frosted window.

Second floor

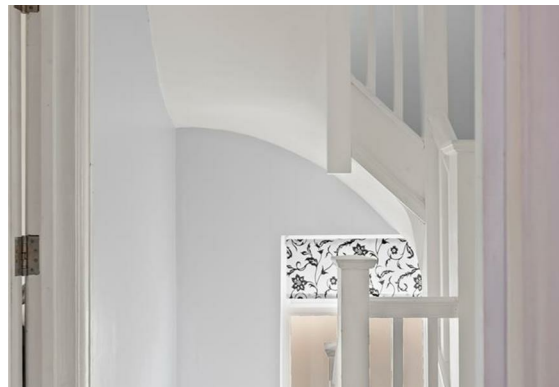
Main Bedroom
Grey laminate flooring, two Velux windows, UPVC double-glazed window, radiator.

Bathroom
Lino flooring, UPVC double-glazed frosted window, glass shower enclosure with chrome handles and thermostatic shower, low-level push button WC, pedestal wash basin with chrome mixer tap, extractor fan.

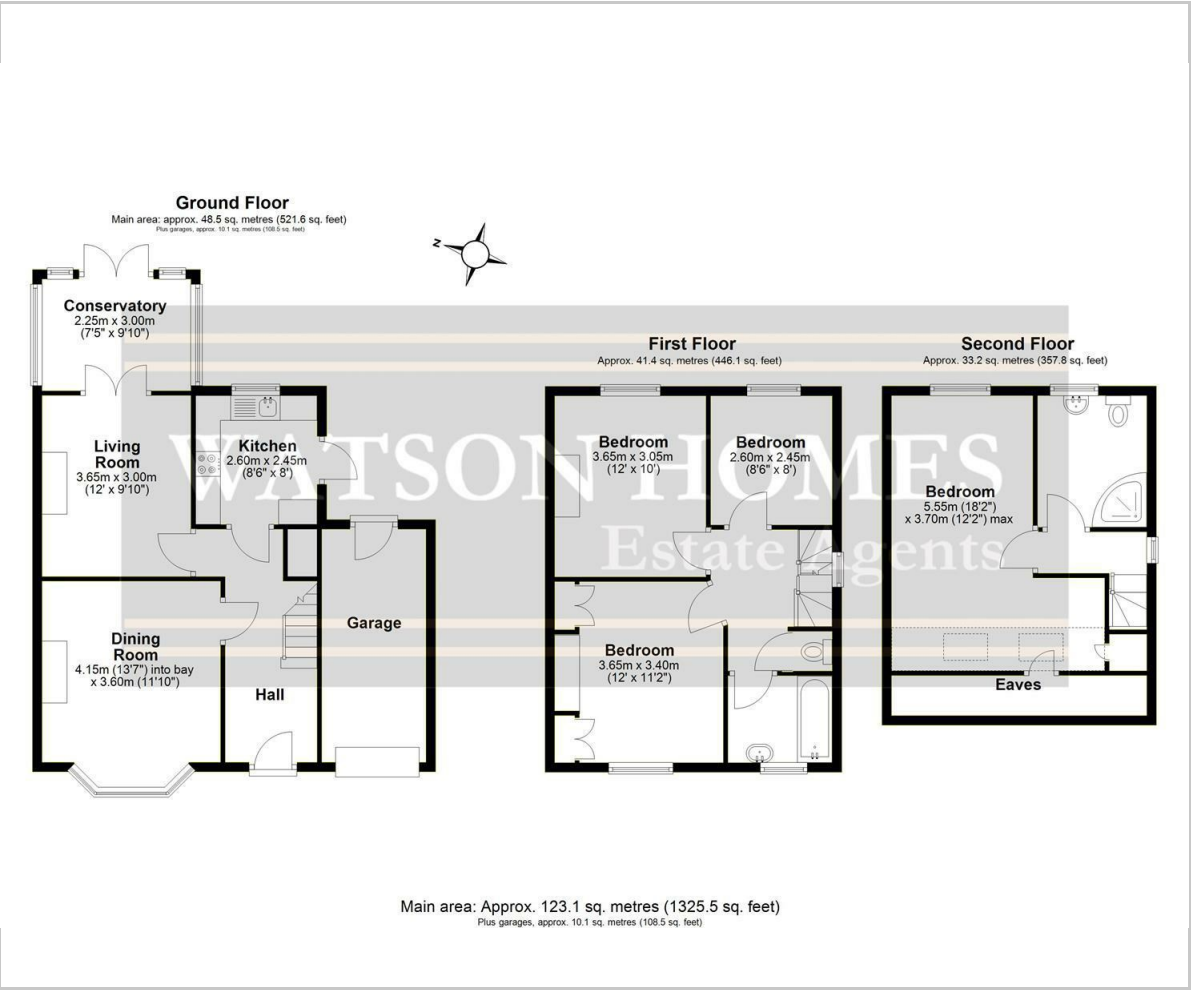
Outside
Off street parking for a minimum of two cars, garage with electrics and plumbing.

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.



Floor Plan

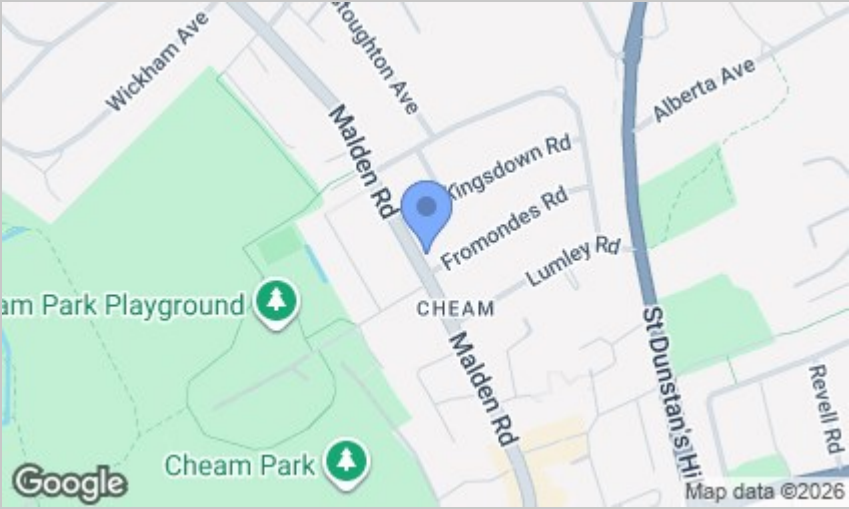


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

