

# Cromwells



**Malden Road, Cheam, SM3 8RA**

**Offers in Excess of £500,000**

Cromwells are pleased to offer this three bedroom family home with both front and rear gardens. It is situated in a popular and convenient location, close to the amenities of Cheam Village, including a variety of shops, restaurants, bars, gyms, open spaces and transport links. Cheam Park and Nonsuch Park are close by. Cheam main line railway station is a short walk away, with excellent services into Central London.

Well regarded local schools include Cheam Field Primary, Cheam High School, Nonsuch High School for Girls and Sutton Grammar School.  
EPC rating D.

---

### **Accommodation**

On the ground floor the hallway leads to the open plan reception/dining room, with feature bay window to the front and windows and double doors out to the rear garden. There is also a fitted kitchen and an under stair cupboard.

Upstairs there are two good size double bedrooms, one with a feature bay window, a single bedroom and the family bathroom.

### **Outside**

There is a front garden at the property.

The rear garden has a patio area and is mainly laid to lawn with mature planting. There is a garden shed to the rear.





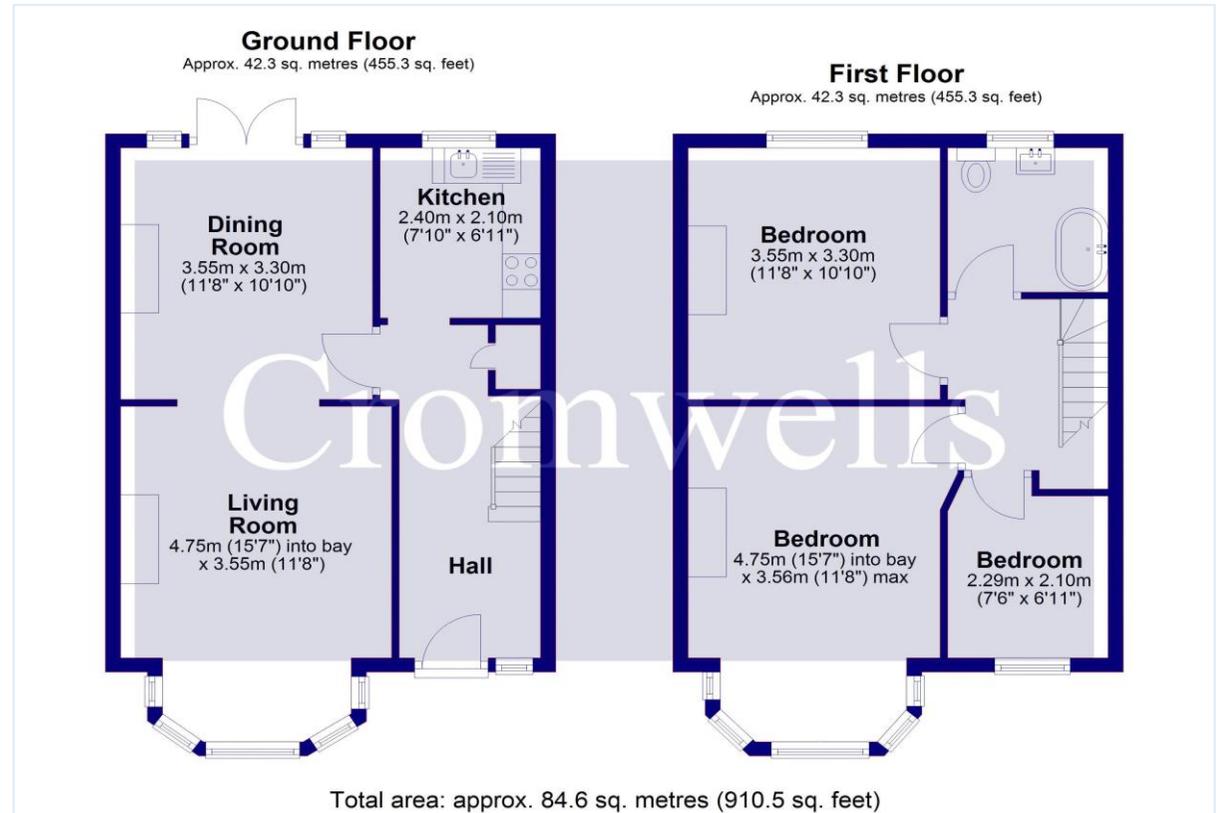
Council Tax - D  
 Tenure - Freehold  
 Square Foot 455.3 (42.3 square metres)

54-56 High Street  
 Cheam Village  
 Surrey  
 SM3 8RW

02086 424249  
 admin@cromwellscheam.co.uk

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



