



**Ewell Road, Cheam, SM3 8AW**

**£360,000**

We are pleased to present to the market an excellent 2 bedroom maisonette situated in the heart of Cheam Village. The property benefits from being within walking distance of Nonsuch Park as well as excellent schools including Nonsuch High School for Girls and Cuddington Croft Primary School. Cheam main line station offering excellent links into London is also within a few minutes walk.

Lounge / Diner · Kitchen · Oak Flooring  
Two Bedrooms · Newly fitted white bathroom suite

Front door to:

**Entrance Hall:** -

Single panelled radiator, storage cupboard, power points.

**Reception Room:** - 12' 2" x 8' 8" (3.71m x 2.64m)

Double glazed window to front aspect, double panelled radiator, electric feature fireplace, power points. Oak flooring

**Kitchen:** - 10'9" x 6' 3" (3.28m x 1.91m)

Range of work surfaces with cupboards and drawers below, matching eye level cupboards, stainless steel sink unit, electric oven, plumbing for washing machine and dishwasher, part tiled walls, two double glazed windows to front and side aspect, power points.



### **Bedroom 1: - 13' 8" x 9' 10" (4.17m x 3.00m)**

Double glazed window to rear aspect, double panelled radiator, built in wardrobes with shelving and storage, cupboard housing combination boiler, power points.

### **Bedroom 2: - 12' 1" x 10'11" (3.68m x 3.33m)**

Double glazed window to rear aspect, single panelled radiator, power points.

### **Bathroom: -**

Modern white 3 piece suite comprising of panel enclosed bath with shower attachment and shower screen, pedestal hand wash basin, low level wc, tiled walls, radiator, obscure window to side aspect.

### **Rear Garden: -**

French Doors leading to rear garden which extends to approximately 30ft with decking area, mainly laid to lawn, rear access fence enclosed, garden shed.



Council Tax - C  
Tenure - Leasehold

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#### Disclaimer

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