



Flat 21, Hayling Court Malden Road, Cheam, Sutton, SM3
8HA



£340,000

WH WATSON HOMES
Estate Agents

Flat 21, Hayling Court Malden Road, Cheam, Sutton, SM3 8HA

CHAIN FREE PROPERTY - VERY LONG LEASE - EXCELLENT LOCATION - THREE DOUBLE BEDROOMS

Located on Malden Road, North Cheam, this extremely well presented, generous three double bedroom second floor flat offers a perfect blend of charm and modern living. Ideally located on the borders of Cheam Village and Worcester Park, residents will benefit from excellent transport links with buses going direct to Morden, Sutton, Epsom, Kingston, Worcester Park, and Heathrow, so easy connections for Tube and Railways. local shops, and a variety of amenities, making it an ideal choice for those seeking convenience and comfort.

The property is very well presented, ensuring it is ready for immediate occupancy. Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The fitted kitchen is designed for practicality, catering to all your culinary needs.

The stand out feature are the three generously sized bedrooms offering ample space for rest and personalisation. There is also an abundance of storage within the property.

With no onward chain, this property presents an outstanding opportunity for those looking to embrace a refined lifestyle in a sought-after location with excellent transport links and highly regarded primary and secondary schools. Whether you are a first-time buyer, a family, or an investor, this flat is a must-see. Do not miss the chance to make this exquisite property your new home.

Hayling Court Malden Road

Cheam Sutton, SM3 8HA

Accommodation

Security phone entry system, door into Communal hall

Entrance Hall, carpets, radiator, several built in storage cupboards

Kitchen

Range of fitted wall units with matching drawers and cupboards below, laminate worktop, part tiled walls, inset sink with chrome mixer tap, includes integrated electric oven with gas hob with built in extractor fan, fridge freezer, dish washer, washing machine. UPVC double glazed window to side aspect, laminate floor.

Bedroom one

UPVC double glazed dual aspect windows, radiator, carpets

Bedroom Two

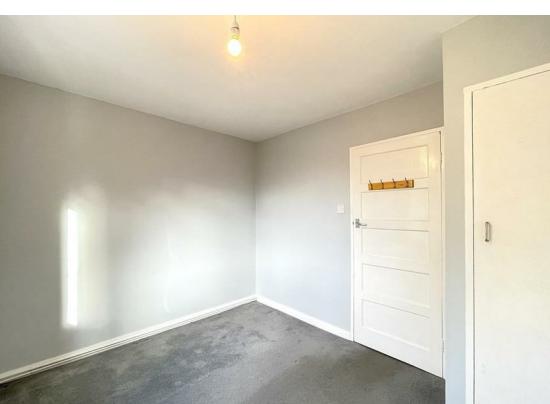
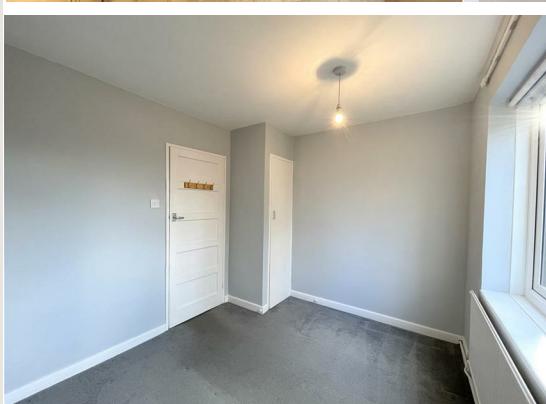
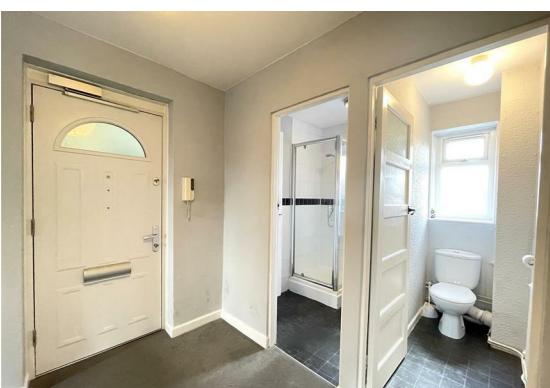
UPVC double glazed windows, built in storage cupboard, radiator, carpets

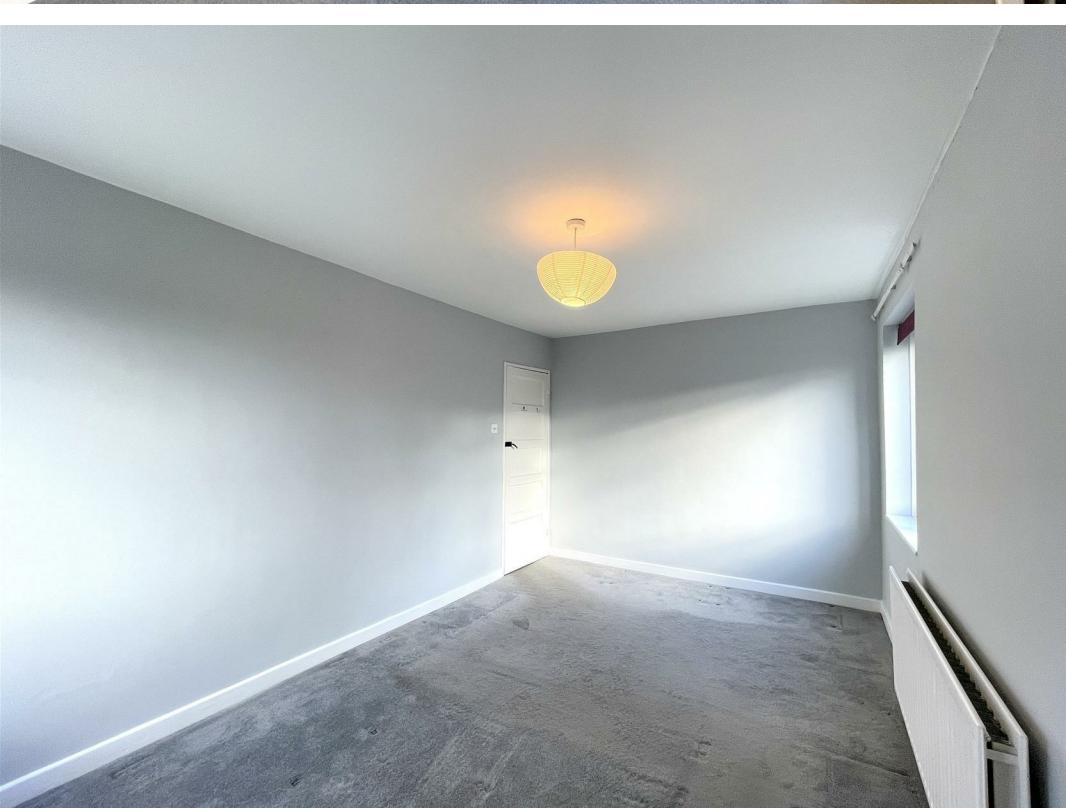
Living Room

UPVC double glazed windows, radiator, carpets

Bedroom Three

UPVC double glazed window, radiator, built in storage cupboard, carpets





Bathroom

UPVC Double glazed window, enclosed shower cubicle, vanity unit with cupboards below, chrome mixer tap, storage unit, laminate floor

Separate WC

UPVC Double glazed window, Push button WC, laminate floor

Outside

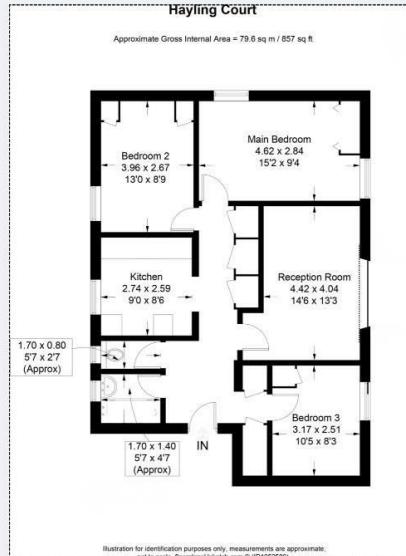
Residents parking area directly outside and well kept communal grounds.

Private lockable Storage Unit suitable for cycles and motorbikes

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



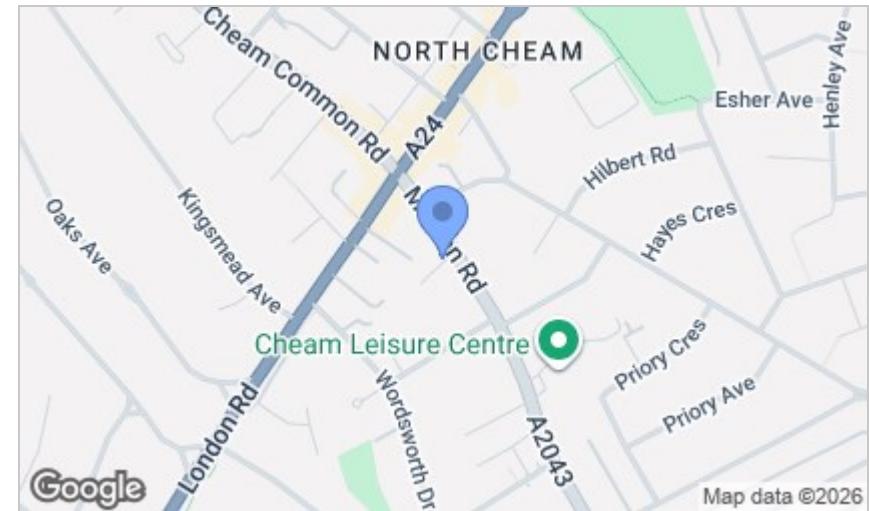
Viewing

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.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

