



3 Briar Court, 440 London Road, Cheam, SM3 8JE



Offers in excess of £295,000



**WATSON HOMES**

Estate Agents

Located in a development set back from London Road, this beautifully refurbished two double bedroom apartment combines space, style, and convenience. Located on the second floor of a purpose-built block, the property has been thoughtfully modernised, making it ideal for first-time buyers, professionals, or investors.

Inside, the home offers a bright and generously sized layout with new carpets and a fresh contemporary finish. The spacious living area is filled with natural light and offers a calm, comfortable setting for both relaxing and entertaining.

The newly fitted kitchen features sleek work surfaces, a brand new Logic cooker, hob and extractor fan, along with a modern stainless steel sink and mixer tap. The bathroom has also been updated with a new suite, stylish vanity unit, high-quality fittings and grey porcelain tiles that add a touch of elegance.

Outside, residents enjoy private parking. The location offers excellent access to shops, cafés and transport links in both Cheam and North Cheam. The property falls within the catchment of several outstanding schools, including Cheam High School, Nonsuch High School for Girls, and highly rated local primaries such as St Dunstan's and Cheam Park Farm.

## Accommodation

### Entrance Hall:

New grey carpet

Double glazed window to right wall

Two storage cupboards on right side of wall

Double radiator to left wall

### Kitchen:

Grey slate tile effect lino

Grey splashback tiles

Dark grey quartz effect work surfaces

White units with silver handles

Stainless steel inset sink with mixer tap

Logic electric oven and hob with extractor fan

Double glazed panelled window above sink

Vokera Combi boiler to right side or rear wall

Space for washer/dryer machine

Door to right side of wall leading to fire escape

### Bathroom:

Victorian style lino

Grey unit with built-in sink and mixer tap

Bath with overhead shower unit and mixer tap

Slate grey tiles surrounding the bath

Double glazed double panelled window above sink

Stainless steel heated towel radiator to right side of wall

### Toilet:

Victorian style lino

Single WC with single double glazed window above

Radiator to right side wall

### Lounge:

Grey carpet

Bay window with five panels of double glazed windows

Three spotlight ceiling light

Built-in electric fire with surrounding fireplace fitting

Double length radiator to left side wall

### Master Bedroom:

Grey carpet

Three panel double glazed window to left side wall

Half bay window with three double glazed windows to front wall

Double length radiator on right side of wall

### Bedroom Two:

Grey carpet

Double length radiator to left side wall

Half bay window with three double glazed windows on front wall

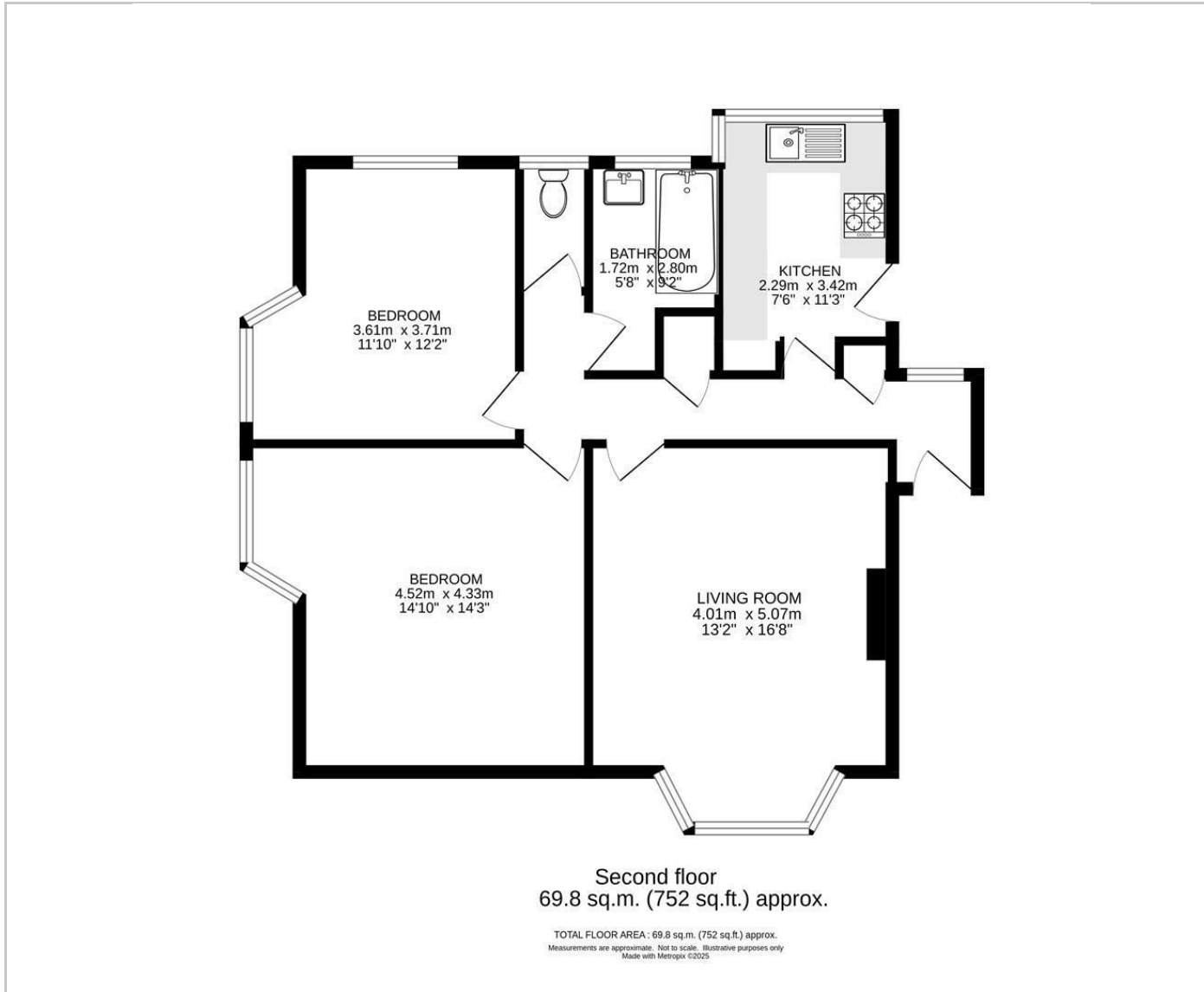
Three panel double glazed window to right wall

## BUYER'S INFORMATION

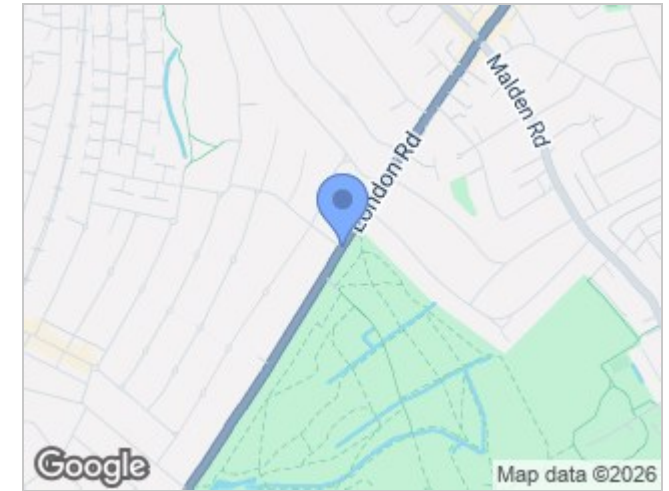
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks 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 Plans



## Area Map



## Energy Performance Graph

