



Goodfellows - Cheam Village

2 Ewell Road, Cheam, Sutton, Surrey, SM3 8BU

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cheam@goodfellows.co.uk

www.goodfellows.co.uk

Flat 18, Hayling Court, Malden Road, Cheam, Sutton, SM3 8HA



Overview...

EPC Rating C

Council Tax Band C

Chain Free

Three Bedrooms

First Floor

Lease Remaining 173

Resident Parking



Situated on the borders of Cheam Village and Worcester Park, this meticulously presented three-bedroom apartment has undergone recent modernization, seamlessly blending charm with contemporary living. Enjoying a prime location with convenient access to excellent transportation options, local shops, and amenities, this property presents an outstanding opportunity for a refined lifestyle.

The interior of the property has undergone a comprehensive modernization, ensuring it is move-in ready. The accommodation comprises a spacious reception room, a modern fitted kitchen, three generously sized bedrooms, and a newly installed bathroom. Additional features include combi boiler which was installed in 2023, new consumer board and RCD's were upgraded in 2022, bespoke shutters, built-in wardrobes and new carpets throughout, which all contribute to a hassle-free transition into this home.

THIS PROPERTY IS WELCOMED WITH NO ONWARD CHAIN

Offers in excess of: £375,000 - Leasehold

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

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Front

Resident parking, communal security door, communal gardens

Entrance Hall

Approached via door from communal entrance, large storage cupboard, dado rail, coving, radiator, doors to all rooms.



Living Room

Large double glazed bay window to rear aspect, radiator, decorative coving.

Kitchen

Modern range of eye and base units with roll top worksurface, built in oven and gas hob with overhead extractor fan, space and plumbing for washing machine, dish washer and fridge freezer, sink with mixer tap and drainer, splash back tiling, double glazed window to front aspect with bespoke shutters.





Your View...



Bedroom One

Double glazed windows to rear and side aspect with bespoke shutters, built in wardrobes, radiator, coving.

Bedroom Two

Double glazed windows with bespoke shutters to front aspect, radiator, fitted wardrobes and overhead storage.

Bedroom Three

Double glazed windows to rear aspect, radiator, coving.

Bathroom

Panel enclosed bath with mixer tap and shower attachment and glass screen, wash basin with mixer tap and under storage, tiled walls, radiator, mirror, double glazed frosted window to front aspect.

Separate WC

Low level WC, double glazed window to front aspect, coving.

Hayling Court

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft

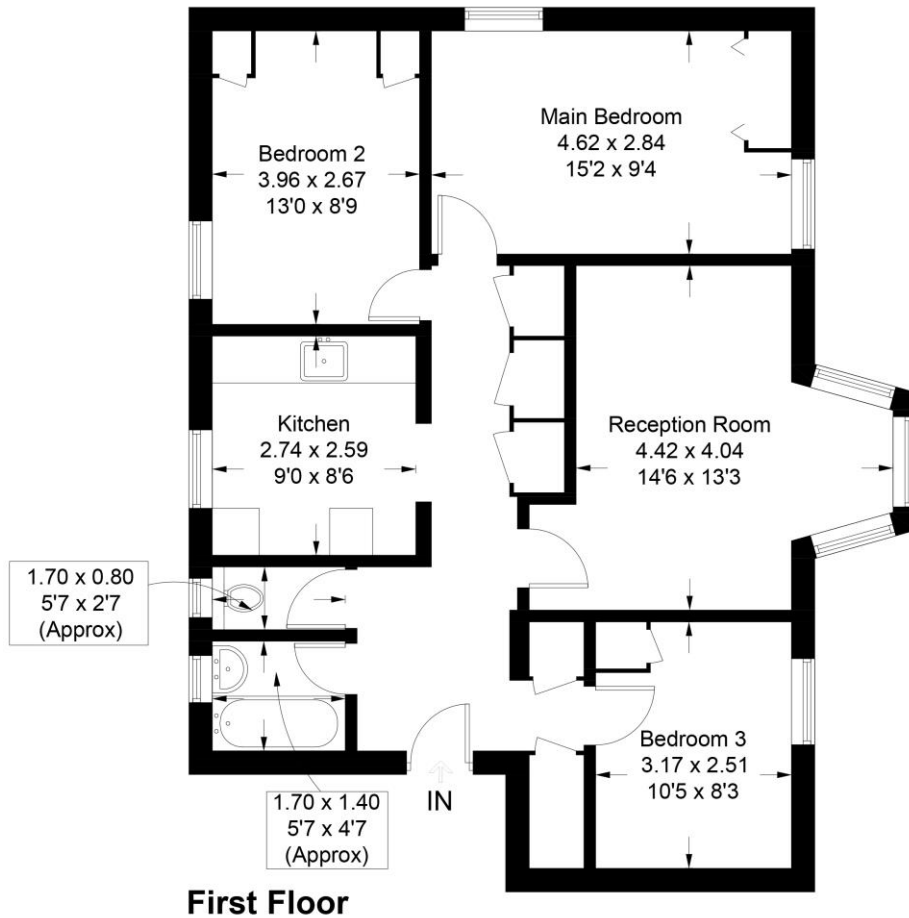


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1052589)

Local Authority

London Borough of Sutton

Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

Fixtures & Fittings

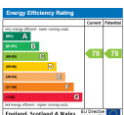
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

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