

# HUNTERS®

HERE TO GET *you* THERE



78 Wordsworth Drive

Cheam, Sutton, SM3 8HH

£80,000

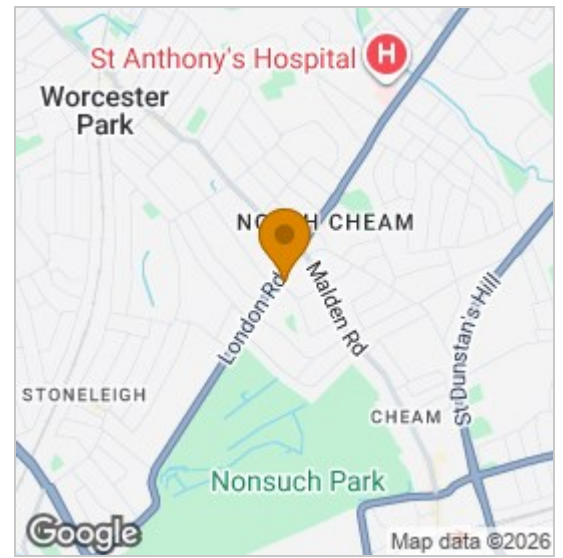
HUNTERS  
HERE TO GET YOU THERE



C



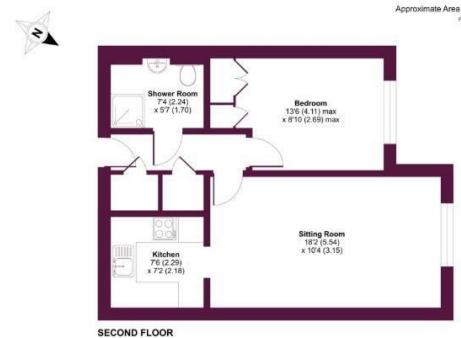
## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	77	(92 plus) A	77
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Wordsworth Drive, Cheam, Sutton, SM3

Approximate Area = 466 sq ft / 43.3 sq m  
(for identification only - not a scale)



This well-presented upper floor one-bedroom retirement apartment forms part of a purpose-built sheltered development of 39 apartments, designed specifically for the over 55s. Built in 1989, the development offers a comfortable, secure, and sociable living environment tailored to later-life living.

The apartment itself comprises a bright living room, a fitted kitchen enjoying pleasant views over the communal gardens, a shower room with electric shower, and a generously sized double bedroom with built-in wardrobes, providing practical and well-proportioned accommodation throughout.

Beyond the apartment, the development truly comes into its own, offering an enriched lifestyle centred around comfort, independence, and community. Residents can enjoy access to a welcoming communal lounge — a social hub where neighbours come together, fostering a genuine sense of camaraderie and belonging. The beautifully maintained communal gardens provide a tranquil and relaxing outdoor space, ideal for enjoying fresh air or spending time with friends and family.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

