



**HENLEY AVENUE, CHEAM, SUTTON, SM3**  
**£615,000 FREEHOLD**

**AN IDEAL FAMILY HOME FEATURING FOUR  
BEDROOMS AND THREE BATHROOMS LOCATED  
CLOSE TO CHEAM PARK FARM PRIMARY ACADEMY**



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## AT A GLANCE

- 4 Bedrooms
- Living Room
- Kitchen/Dining Room
- Family Room
- Utility Room
- Ground Floor Shower/WC
- First Floor Family Bathroom
- En-Suite Shower/WC
- Garden approx. 105ft
- Double Garage
- Council Tax Band D
- EPC Rating C

## DESCRIPTION

An ideal home for the larger family featuring spacious living accommodation, three bath/shower rooms, over 100ft rear garden and a location convenient for easy access to well-regarded schools including Cheam High, Cheam Fields Primary Academy and Nonsuch High School for Girls. Commuters are well served by various bus routes towards Cheam Village and Sutton, both offering frequent train services into central London (plus Thameslink at Sutton), and Morden town centre with its Northern Line tube train.

The accommodation to the ground floor includes a spacious open-plan zone ideal for family gatherings and evening meals. The open-plan kitchen/dining room offers plenty of space for a large dining table and chairs, whilst the additional family/lounging area has French doors to the garden. The ground floor also offers a useful shower/WC, utility room and the separate front living room. Upstairs there are two double bedrooms and a third single bedroom alongside the family bathroom on the first floor, and a large principal suite with shower/WC, fitted wardrobes and eaves storage on the second floor.

Externally, the Westerly facing rear garden is high fence enclosed for privacy, laid to lawn, and has a patio set underneath an attractive pergola. To the front, the garden is laid to hardstanding providing off street parking for two vehicles.



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## ACCOMMODATION

Entrance Hall

Living Room - 13'6" x 11'9" max (4.11m x 3.58m max)

Kitchen/Dining Room - 17'7" x 10'7" max (5.36m x 3.23m max)

Family Room - 11'7" x 11'3" max (3.53m x 3.43m max)

Ground Floor Shower/WC

Utility Room

Bedroom - 13'6" x 11'2" max (4.11m x 3.4m max)

Bedroom - 12'8" x 10'3" max (3.86m x 3.12m max)

Bedroom - 6'11" x 6'2" max (2.1m x 1.88m max)

Family Bathroom - 7' x 7' max (2.13m x 2.13m max)

Bedroom - 16' x 11'7" max (4.88m x 3.53m max)

En-Suite Shower/WC

Garden - Approx. 105ft

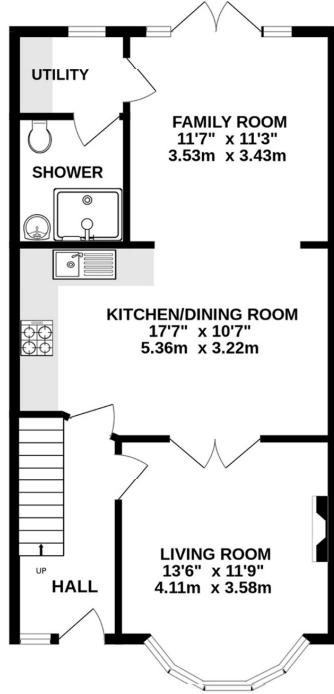
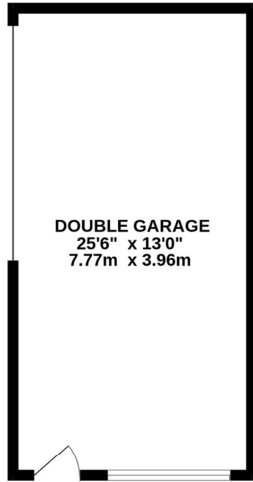
Double Garage - 25'6" x 13' max (7.77m x 3.96m max)



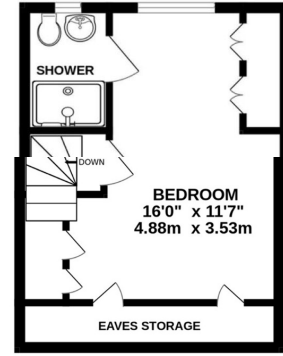
## Henley Avenue, Cheam SM3 9SF

INTERNAL FLOOR AREA (APPROX.) 1585 sq ft/ 147.3 sq m  
Including Double Garage

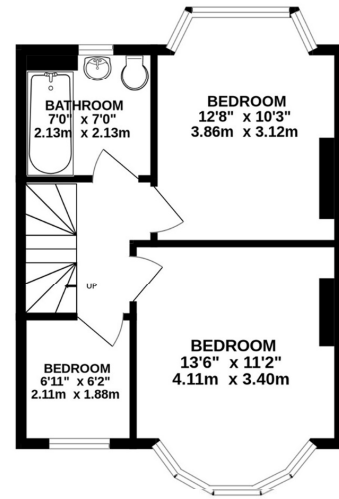
Garden extends to 105' (32.0m) approx.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	82
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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