



HENLEY AVENUE, CHEAM, SUTTON, SM3

£595,000 FREEHOLD

A RECENTLY REFURBISHED AND EXTENDED FAMILY HOME
FEATURING AN OPEN-PLAN KITCHEN DINER AND IDEALLY
LOCATED CLOSE TO CHEAM PARK FARM PRIMARY ACADEMY

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- 3 Bedrooms
- Dining Room
- Living Room
- Kitchen/Breakfast Room
- Utility
- Cloakroom/WC
- Family Bathroom
- Garden approx. 90ft
- Off Street Parking
- Council Tax Band D
- EPC Rating D

DESCRIPTION

A recently refurbished and extended, three bedroom family home featuring an open-plan kitchen diner and a 90ft approx. rear garden, located close to several well-regarded schools including Cheam Park Farm Primary Academy Cheam Fields Academy, Cheam High School and Nonsuch High School for Girls.

The local area offers a variety of amenities including Cheam Village with its many shops and restaurants, leisure centres, cricket clubs, parks and several transport links such as Cheam and West Sutton train stations and bus routes to surrounding areas including Morden Underground.

Accommodation comprises a useful entrance porch, a spacious through lounge/dining room, a beautifully presented kitchen/breakfast room, utility, downstairs WC, two double bedrooms, a third single bedroom and a modern fitted bathroom.

Externally, the rear garden is high fence enclosed, includes a large patio area ideal for outside dining and socialising and an outbuilding, ideal for storage. In addition, there is driveway to the front providing off street parking.

The property offers further scope for extension subject to the usual planning consents.



ACCOMMODATION

Entrance Hall

Cloakroom/WC

Dining Room - 11'4" x 11'3" max (3.45m x 3.43m max)

Living Room - 10'11" x 10'6" max (3.33m x 3.2m max)

Kitchen/Breakfast Room - 14'8" x 8'6" max (4.47m x 2.6m max)

Utility

Bedroom - 11'7" x 11'6" max (3.53m x 3.5m max)

Bedroom - 12'8" x 9'8" max (3.86m x 2.95m max)

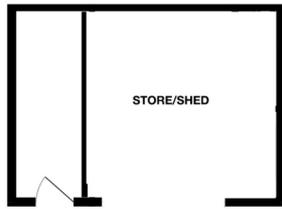
Bedroom - 7' x 5'4" max (2.13m x 1.63m max)

Bathroom - 6'10" x 5'7" max (2.08m x 1.7m max)

Garden - Approx. 90ft

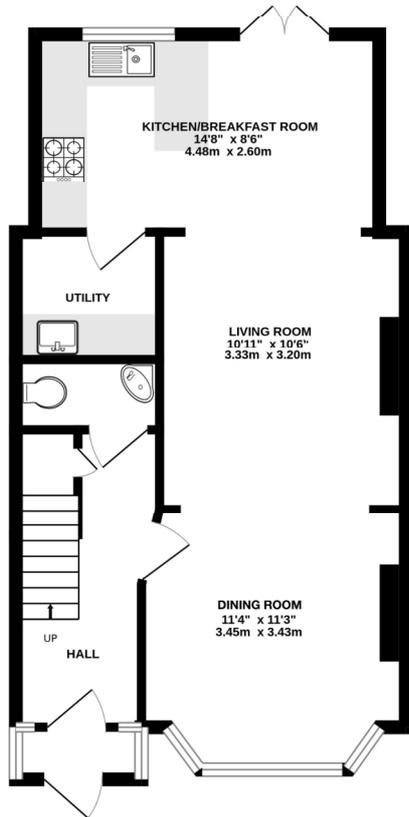
Garden Store/Shed

Off Street Parking

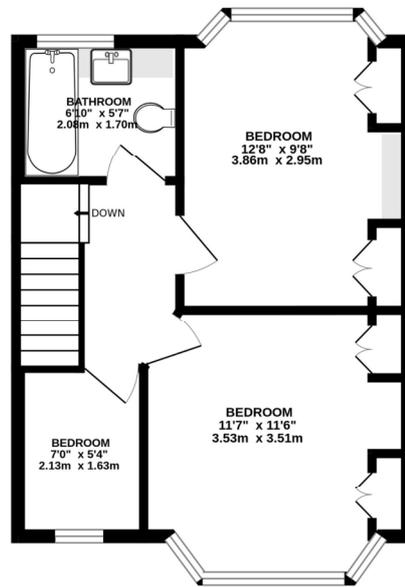


Henley Avenue, Cheam SM3 9SD

INTERNAL FLOOR AREA
 (APPROX.) 890 sq ft/ 82.7 sq m
 Excluding Shed
 Garden extends to 90' (27.43m) approx.



GROUND FLOOR



FIRST FLOOR

Winkworth

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

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+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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