

HENLEY AVENUE, CHEAM, SUTTON, SM3
£600,000 FREEHOLD

AN IDEAL THREE BEDROOM FAMILY HOME SET IN A SOUGHT AFTER AREA CLOSE TO SEVERAL WELL-REGARDED SCHOOLS AND AMENITIES

Winkworth

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AT A GLANCE

- 3 Bedrooms
- Living Room
- Kitchen/Diner
- Utility Room
- Family Shower Room
- Off Street Parking
- Garage
- Garden Approx. 55ft
- Well-Regarded Local Schools
- Close to Local Shops and Buses
- Council Tax Band D
- EPC Rating D

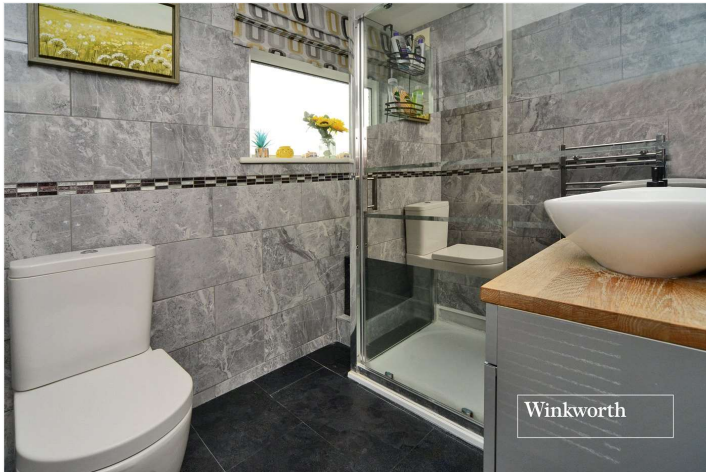
DESCRIPTION

A three bedroom end-of-terrace family home featuring a spacious kitchen/diner, utility room, good sized garden, garage and a location within the ever popular Park Farm area within easy reach of local bus routes and well-regarded schools.

The accommodation is well-presented throughout and includes a spacious living room with double doors to the kitchen/diner, a useful utility room directly off the kitchen, two double bedrooms both with fitted wardrobes, a third single bedroom overlooking the front aspect and a modern family shower room decorated with attractive floor and wall tiles.

Externally, the front is block paved allowing off street parking, whilst the garage is set to the rear of the property and is reached via an access road. The rear garden is a good size yet manageable with a large patio and neat area of lawn. The high fencing provides privacy plus a gate for easy access to the garage.

The local area provides a wide choice of amenities including nearby shops and restaurants, leisure centres, parks and bus routes towards Morden with its underground station and Cheam, Epsom and Worcester Park all offering commuter rail services. Sought after schools are close by and include Cheam High School and the primary academies at Cheam Park Farm and Cheam Fields. Nonsuch High School is also easily reached via the 213 bus service.



ACCOMMODATION

Entrance Porch

Living Room - 23' x 16'9" max (7m x 5.1m max)

Kitchen/Diner - 16'9" x 11'3" max (5.1m x 3.43m max)

Utility Room

Bedroom - 13'1" x 8'10" max (4m x 2.7m max)

Bedroom - 11'7" x 10'10" max (3.53m x 3.3m max)

Bedroom - 7' x 5'6" max (2.13m x 1.68m max)

Shower Room - 7'10" x 6' max (2.4m x 1.83m max)

Garden - Approx. 55ft

Garage - 16' x 16' max (4.88m x 4.88m max)

Off Street Parking



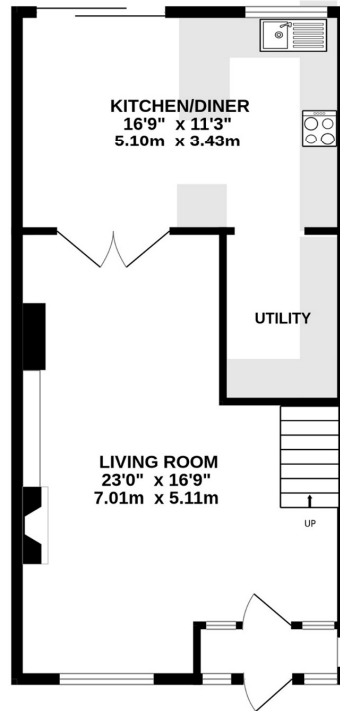
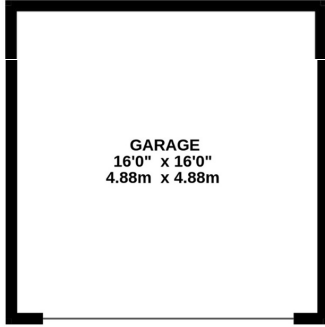
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INTERNAL FLOOR AREA

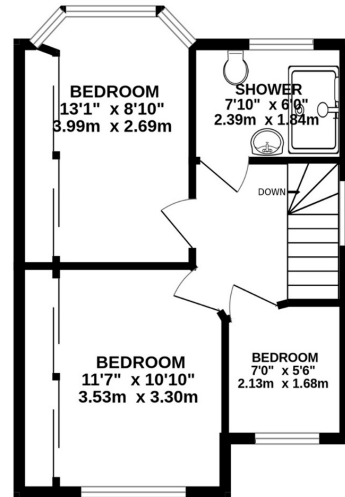
(APPROX.) 960 sq. ft / 89.1 sq. m.

Excluding Garage

Garden extends to 55' (16.76m) approx.



GROUND 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+)	A		
(81-91)	B		85
(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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