



**HENLEY AVENUE, CHEAM, SUTTON, SM3**  
**£560,000 FREEHOLD**

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



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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 well-presented end-of-terrace family home featuring a spacious kitchen/diner, utility room, good sized rear 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/family 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 the side. The rear garden is well-maintained and includes 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**

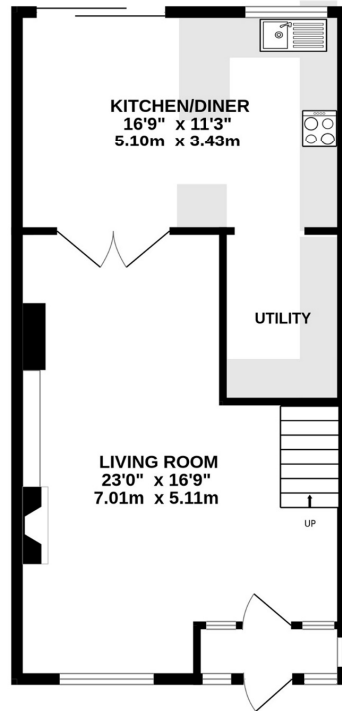
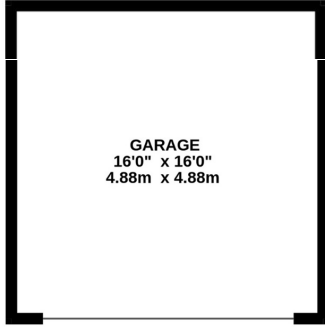
## Henley Avenue, Cheam SM3 9SD

INTERNAL FLOOR AREA

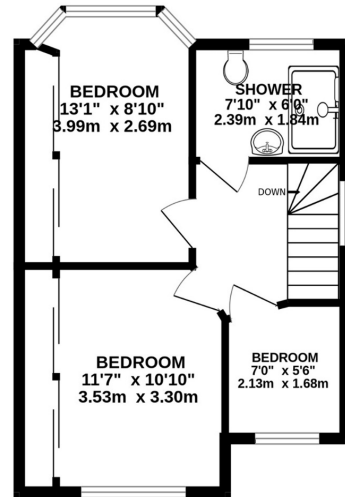
(APPROX.) 960 sq. ft/ 89.1 sq. m.

Excluding Garage

Garden extends to 55' (16.76m) approx.



GROUND FLOOR



FIRST FLOOR

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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