



5 Senhouse Road, Cheam, Sutton, SM3 8LE

Asking Price: £650,000

Freehold

EPC Rating D – Council Tax Band E





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Freehold

A deceptively spacious 1920s built house in a convenient location for transport links and the amenities of North Cheam, Worcester Park and Cheam Village.

The flexible accommodation comprises 3 bedrooms, 3/4 reception rooms, a good size modern kitchen with ample units and a large family bathroom.

The house has the potential to create an annexe and benefits from an abundance of character features, a garage and off street parking.

An internal viewing is essential to appreciate all that is on offer.



Front

Paved off street parking and shared driveway to garage, front door with original stained glass leaded windows to either side.

Entrance Hall

Dado rail, double radiator, under stairs storage cupboard, one housing meters.

Living Room

Double glazed leaded stained glass window to front aspect, feature marble fireplace with inset coal effect gas fire, dado rail, double radiator.

Dining Room

Feature fireplace with coal effect gas fire, coving, door to annex extension, radiator, sliding patio doors to garden, door to:

Inner Lobby - Formerly a doctors Dispensary

Wood effect laminate flooring, opaque windows to side aspect, radiator, door to:

Reception Room Three / Office

Side aspect opaque window, wood laminate flooring, radiator, door to:

Utility Room

Opaque window to rear aspect, space and plumbing for washing machine, space for tumble dryer, wood laminate flooring, doorway to:

Reception Room Four

Obscured window to rear aspect, door to outside.

Kitchen

UPVC windows to rear and side aspect, double glazed door to rear, range of wall and base units, wall mounted display cabinet, stainless steel sink with drainer and mixer tap, tiled splashback, four ring Neff gas hob with extract hood above, built in oven and grill, double radiator, vinyl tiled flooring.





Landing

Stained glass window to side aspect, glass loft hatch, dado rail, two storage cupboards, one housing boiler.

Bedroom One

Front aspect double glazed leaded window, double radiator, range of fitted wardrobes, coved ceiling.

Bedroom Two

Double glazed window to rear aspect, wood effect flooring, radiator.



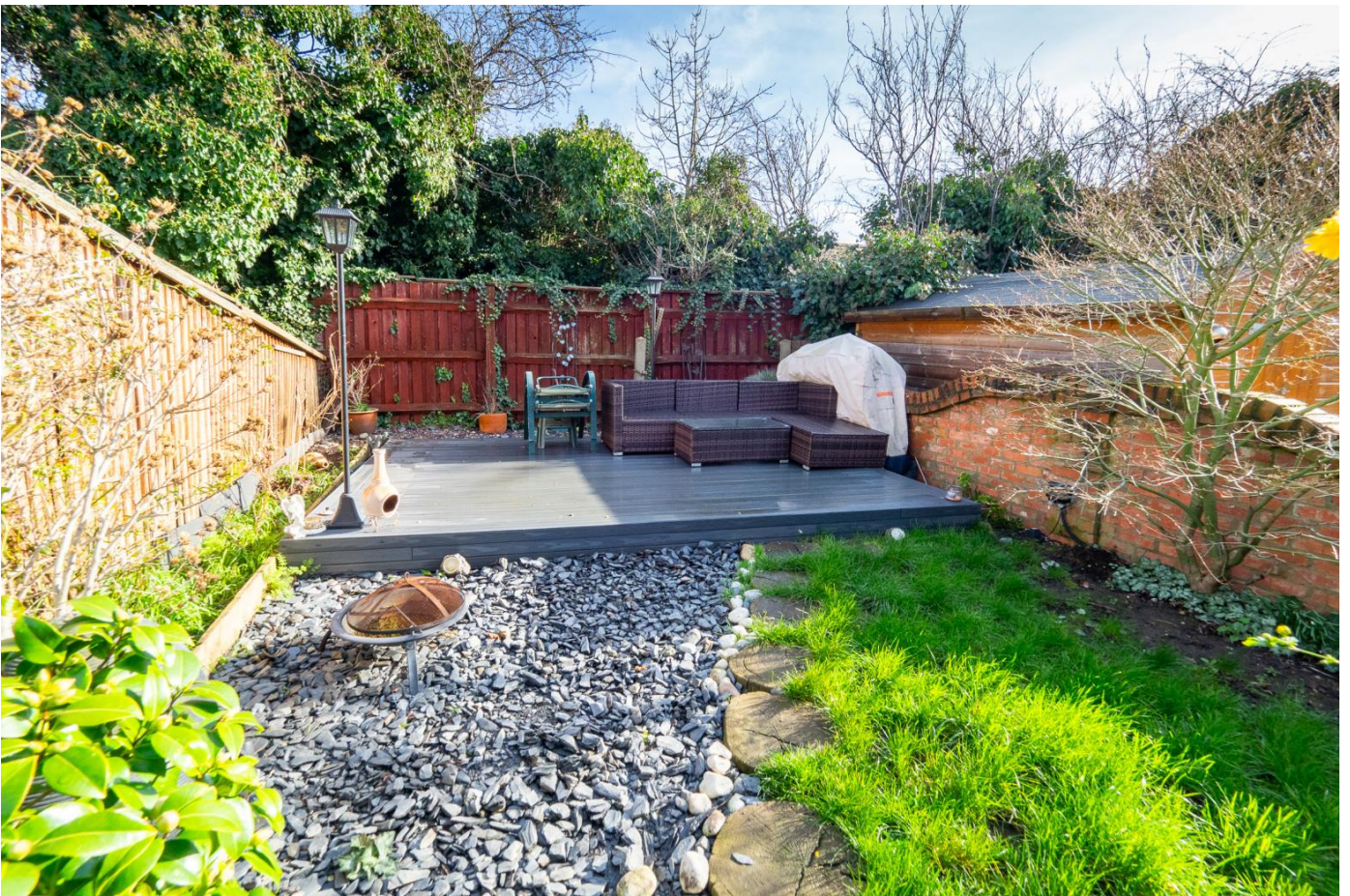
Bedroom Three

Double glazed leaded window to front aspect, wood effect flooring, radiator.

Bathroom

Double glazed obscure windows to rear aspect, walk in shower cubicle, step up bath with shower attachment and mixer tap, pedestal wash hand basin, low level flush WC, radiator, half tiled walls.







Garden

Astro turf area, gated driveway to garage, further rear garden with decked seated area, lawn and shrubs, outside tap.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...

Senhouse Road

Approximate Gross Internal Area = 154.5 sq m / 1664 sq ft
Shed = 16.4 sq m / 177 sq ft
Total = 171.0 sq m / 1841 sq ft

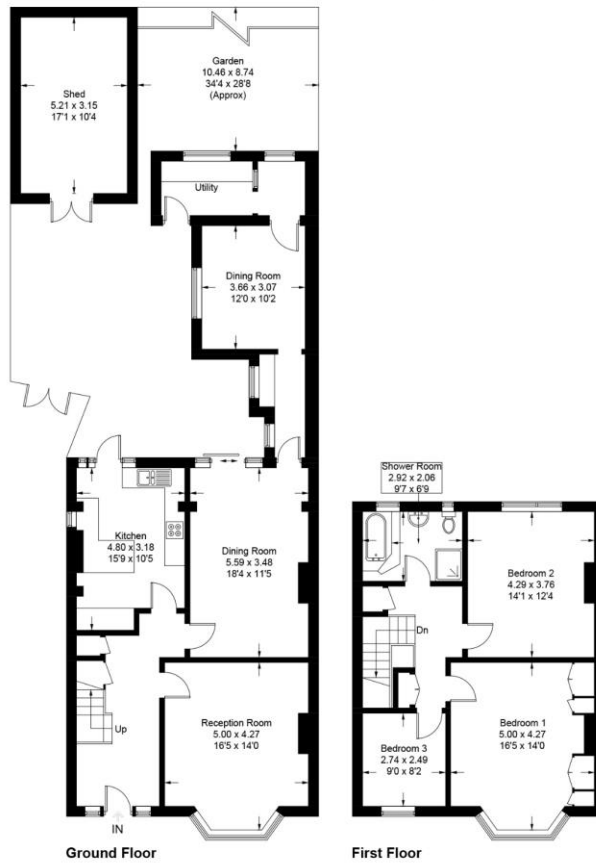
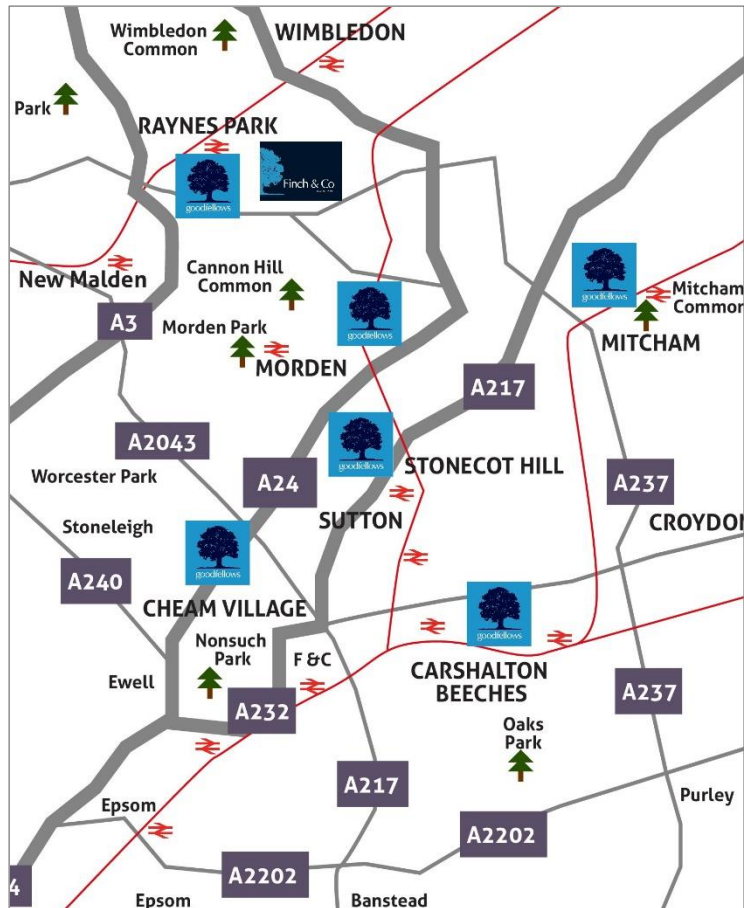


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1052754)

Goodfellows Branch Network



Local Authority

London Borough of Sutton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

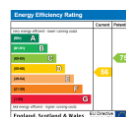
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For full EPC please contact the branch