



144 Henley Avenue, Cheam, Sutton, SM3 9SA

**Offers in excess of: £550,000**

Freehold

Council Tax Band D – EPC Rating D







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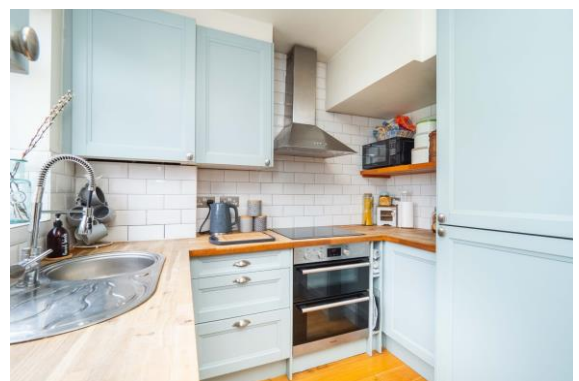
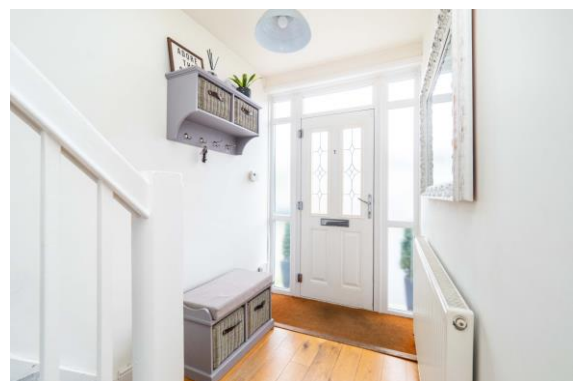
**Offers in excess of: £550,000**

**Freehold**

A beautifully presented three bedroom end of terrace house situated in the highly popular Cheam Park Farm estate. The local area is prime for any growing family with a collection of highly sought after schools within walking distance as well having many well known shops and excellent local and London bound transport facilities.

The property accommodation comprises separate living room, open plan kitchen/diner, three bedrooms and family bathroom. Further features complimenting this home include private off street parking, landscaped rear garden, garage/workshop and potential to extend (stpp).

Vendor suited and internal viewing advised.



### **Front**

Block paved driveway offering space for several cars, open porch, outside sensor lighting, maintained side service road leading to rear access.

### **Entrance Hall**

Composite double glazed door to front aspect, double glazed frosted window to front aspect, radiator, inset mat, wood flooring, under stair storage cupboard housing fuse board and meters, cupboard with space and plumbing for washing machine.

### **Living Room**

3.41 x 3.22

Double glazed bay window to front aspect, radiator, wood flooring.

### **Kitchen / Diner**

2.53 x 2.24 & 4.05 x 3.08

Double glazed French doors to rear aspect, double glazed window to rear aspect, range of eye and low level units with woodblock worksurface, stainless steel sink with mixer tap and drainer, built in oven and hob with overhead extractor fan, splash back tiles, integrated fridge freezer, integrated dish washer, continued wood flooring.







### **Landing**

Approached via open balustrade staircase, double glazed frosted windows to side aspect, loft hatch.

### **Bedroom One**

3.46 x 2.87

Double glazed bay window to front aspect, built in floor to ceiling wardrobes, radiator.

### **Bedroom Two**

3.83 x 2.73

Double glazed bay window to rear aspect, radiator.

### **Bedroom Three**

2.06 x 1.70

Double glazed window to front aspect, radiator.





**Bathroom**

2.08 x 1.71

Panel enclosed P shape bath with overhead large shower head and attachment, pedestal sink with mixer tap, low level WC, frosted double glazed window to rear aspect, stainless steel towel radiator, tiled walls, shaver point, extractor fan.







### **Garden**

Extends to 18.80

Landscaped rear garden with artificial grass and raised flower bed borders, two large patio areas with access to garage/workshop, outside mood lighting, outside water tap, side access gate.

### **Workshop/Garage**

5.09 x 2.92

Accessed via garden, full power and light, double glazed windows overlooking garden, pitched roof.

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

### **Your View...**

# Henley Avenue

Approximate Gross Internal Area = 67.4 sq m / 725 sq ft

Workshop = 14.8 sq m / 159 sq ft

Total = 82.2 sq m / 884 sq ft

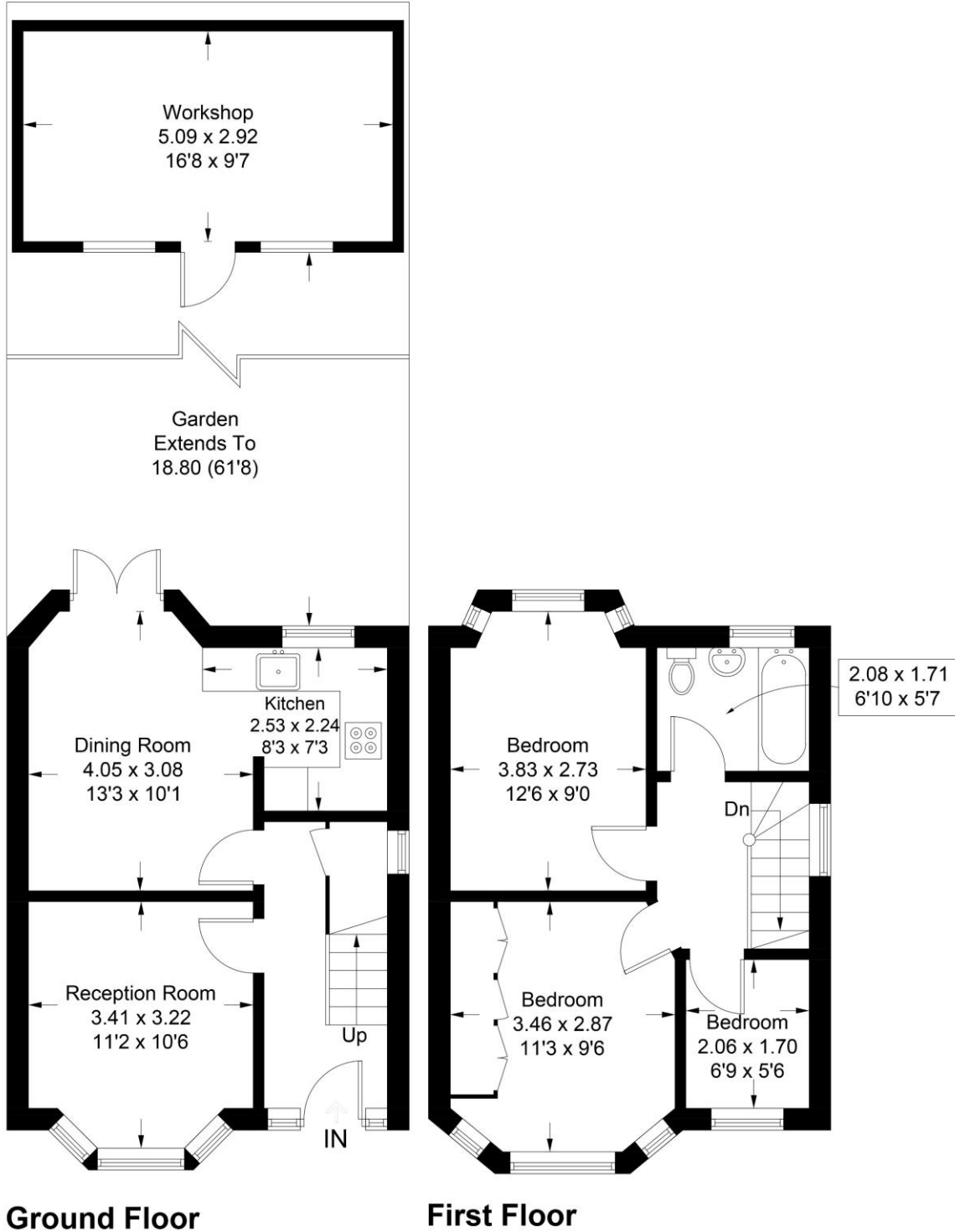
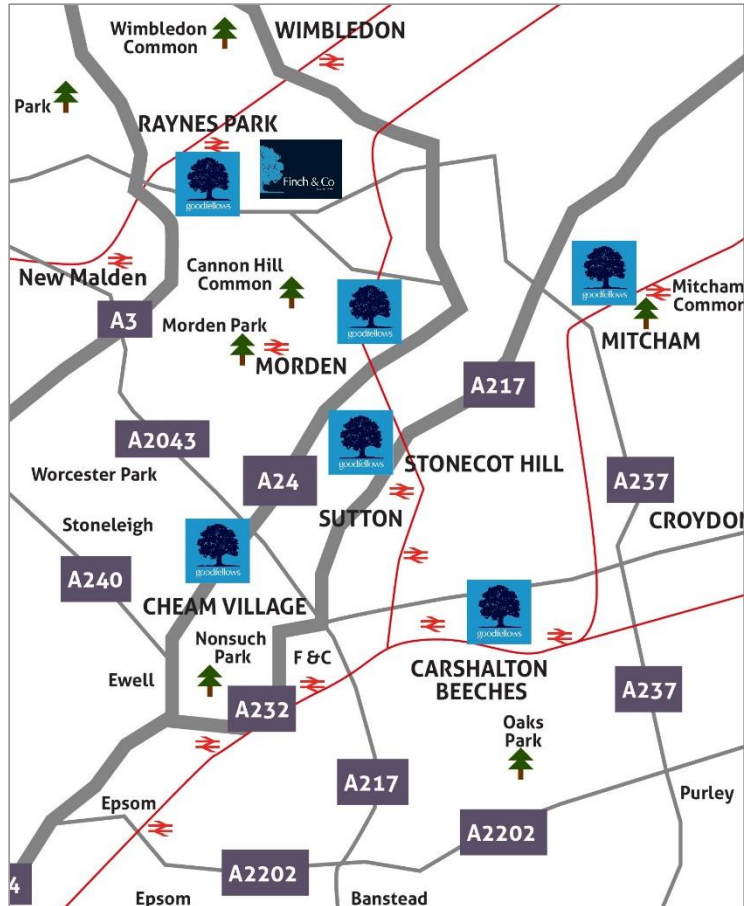


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069451)

# 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

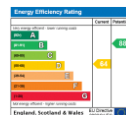
## Goodfellows - Cheam Village

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For full EPC please contact the branch