



138 Henley Avenue, Cheam, Sutton, SM3 9SA

Offers over £600,000



WH WATSON HOMES
Estate Agents

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Watson Homes Cheam are delighted to offer this well presented, extended family home, located in the ever popular Cheam Park Farm area of Sutton/Cheam. The property offers modern open plan living, a separate lounge, a pretty rear garden, a detached garage, and ample off street parking.

Forget the morning rush with Cheam Park Farm Primary Academy and Cheam High School within easy walking distance. The area is serviced by numerous busses for those needing public transport. For shopping, restaurants and coffee shops Cheam Village is a quick 6 minute drive and Sutton High Street around 7 minutes by car.

Accommodation

Covered entrance

Composite front door to..

Entrance hall

Obscure UPVC double glazed window to front aspect, tiled flooring, covered radiator, coved ceiling, under stairs storage cupboard, wall mounted digital thermostat.

Lounge

UPVC double glazed bay window to front aspect, double panel radiator, wood laminate flooring, coved ceiling.

Kitchen/breakfast room

Range fitted gloss wall units with matching cupboards and drawers below, quartz effect worktops with inlaid sink and mixer tap with hose attachment, inlaid induction hob with oven/grill below and extractor fan above, utility area with space and plumbing for washing machine, tumble dryer and dishwasher, space for American style fridge/freezer, breakfast bar area, tiled flooring, feature skylight, UPVC double glazed windows and door to rear.

Dining room

Wood laminate flooring, coved ceiling, double panel radiator.

Stairs to 1st floor landing

Bedroom one

UPVC double glazed bay window to front aspect, double panel radiator, fitted wardrobes, wood laminate flooring.

Bedroom two

UPVC double glazed bay window to rear aspect, fitted wardrobes, wood laminate flooring, double panel radiator, coved ceiling.

Bedroom three

UPVC double glazed window to front aspect, single panel radiator, wood laminate flooring, dado rail.

Bathroom

Three piece suite comprising panel enclosed bath with chrome mixer tap, thermostatic shower with hand attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, obscure double glazed windows to rear aspect, decorative coved ceiling with downlighting, tiled flooring, part tiled walls.

Stairs to 2nd floor

Access to eave storage, double glazed window to rear aspect.

Loft room (Currently used as a bedroom four)

Double glazed window to rear aspect, single panel radiator, built in wardrobes.

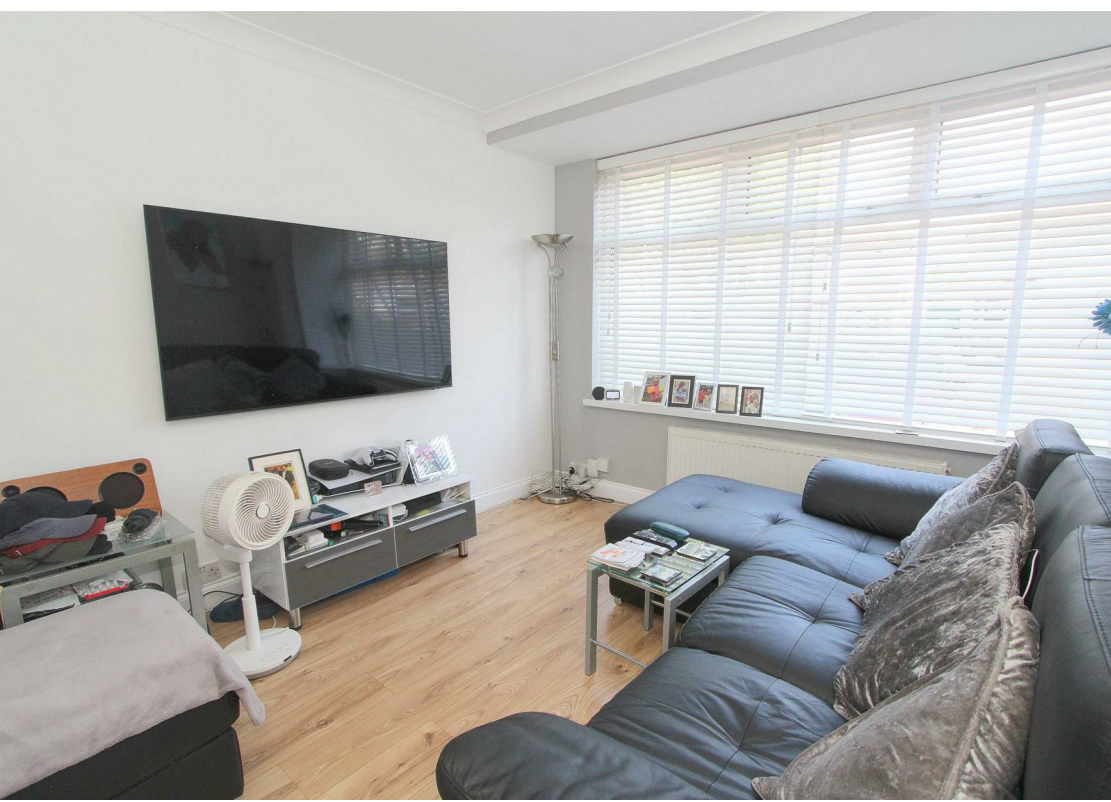
Rear garden – approximately 50ft (Westerly aspect) Decking area with steps leading to lawn section, fence enclosed, gated rear access, outside tap and power supply, outside lighting.

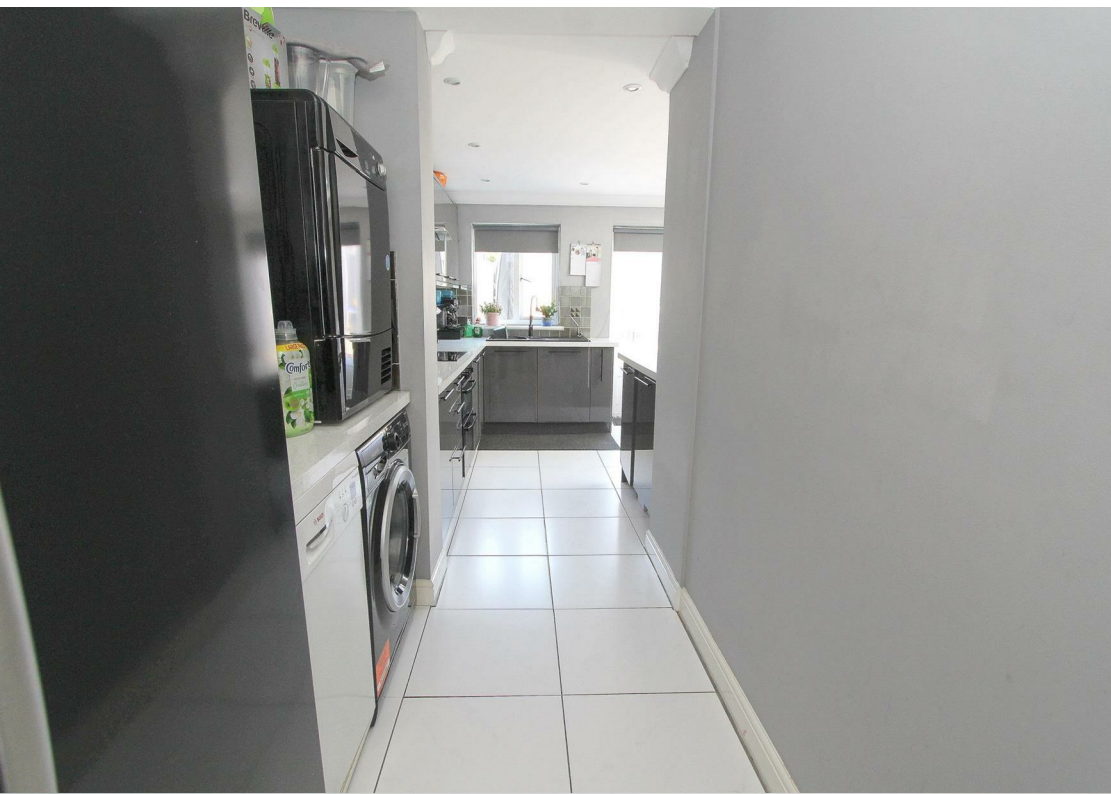
Detached garage

Up/Over door with large frontage for extra storage or parking.

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

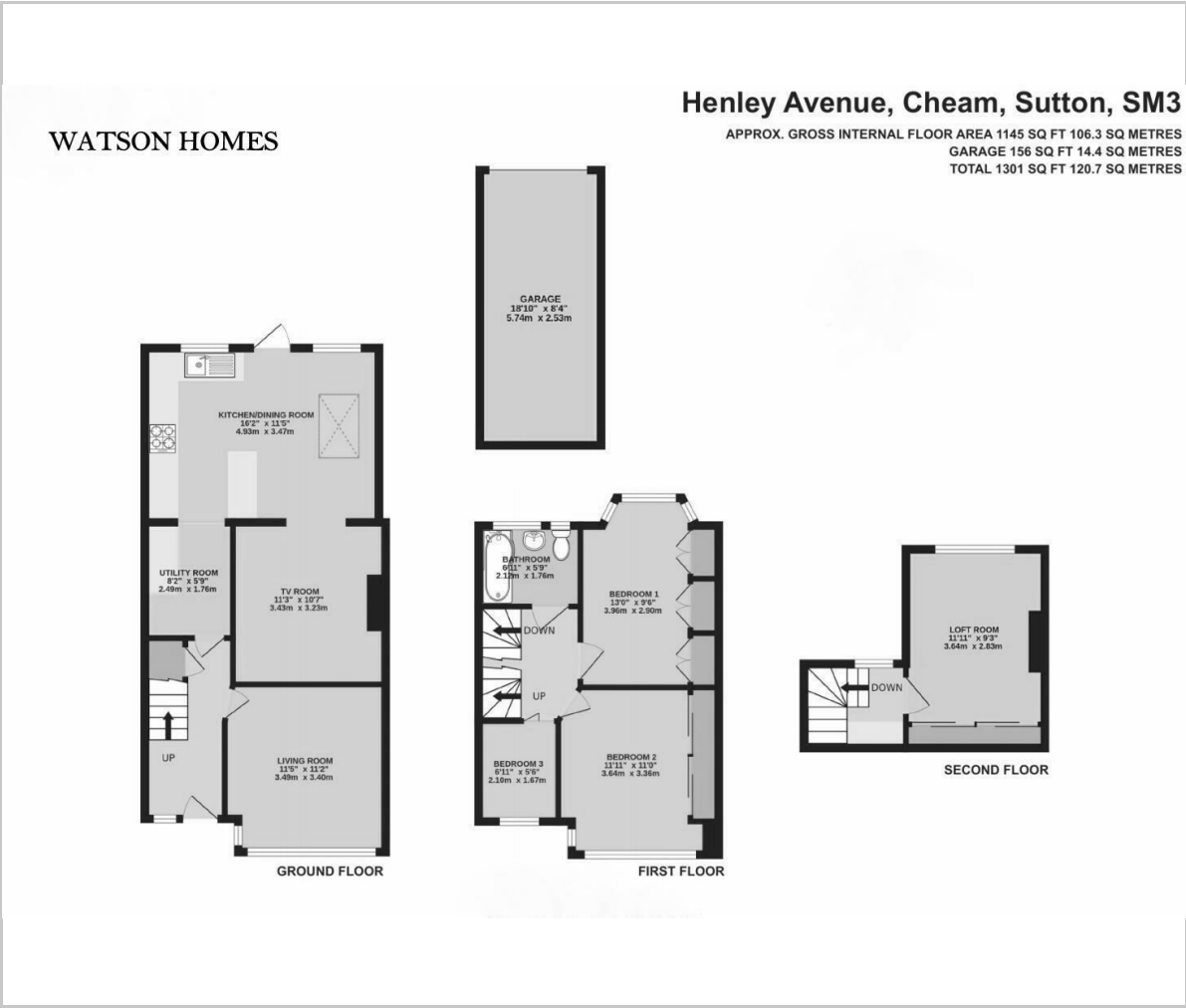








Floor Plan

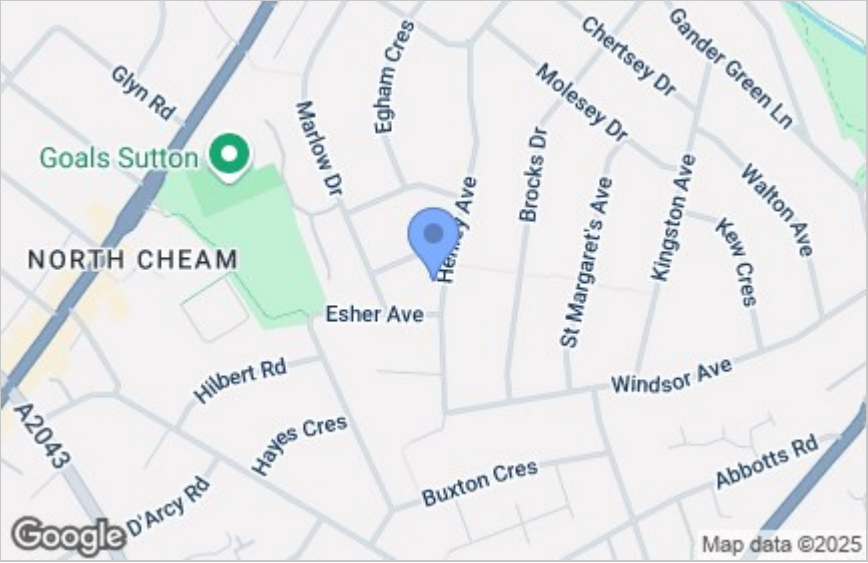


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

