



  
HENLEY HOMES

10 Lumley Gardens | Cheam  
Surrey | SM3 8NW |





A fantastic opportunity to purchase this un-extended and un-modernised 3 bedroom semi detached home in Cheam subject to planning permission. Located in a quiet cul-de-sac , this property is within a short distance to Cheam Village and local amenities and is also conveniently situated for outstanding primary and secondary schools. There is driveway for off road parking to the front of the property. The rear garden extends to approximately 80 feet.



**Kitchen** 11' 10" x 6' 3" (3.60m x 1.90m)

Rear aspect, space for oven, dishwasher and washing machine, high and low level storage.

**Sitting / Dining Room** 26' 6" x 10' 10" (8.07m x 3.30m)

Double aspect.

**Bedroom 1** 12' 8" x 10' 2" (3.86m x 3.10m)

Front aspect.

**Bedroom 2** 10' 7" x 10' 2" (3.22m x 3.10m)

Rear aspect.

**Bedroom 3** 6' 6" x 6' 6" (1.98m x 1.98m)

Double aspect.

**Family Bathroom** 6' 3" x 5' 5" (1.90m x 1.65m)

Rear aspect, bath, wash hand basin on pedestal.

**Cloakroom**

Low level WC.

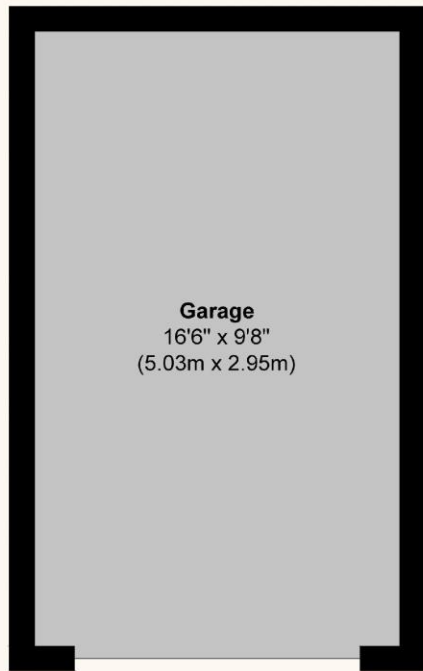
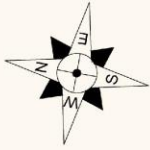
**Garage** 16' 6" x 9' 8" (5.03m x 2.94m)

**Garden** 85' 0" x 40' 0" (25.89m x 12.18m)

Approximate size.

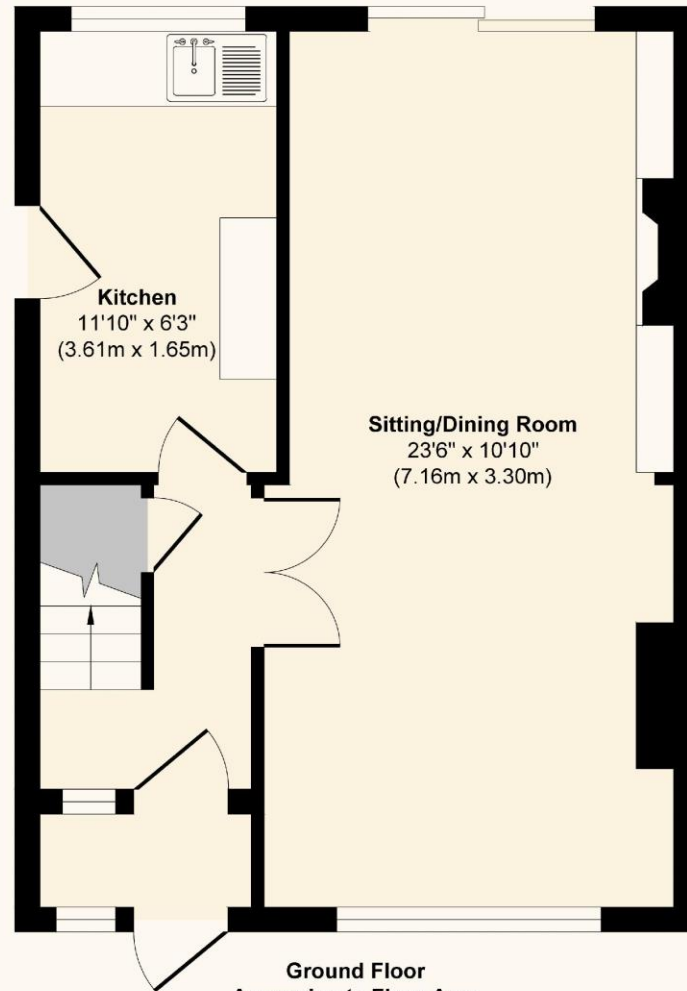


# Lumley Gardens SM3



**Garage**  
16'6" x 9'8"  
(5.03m x 2.95m)

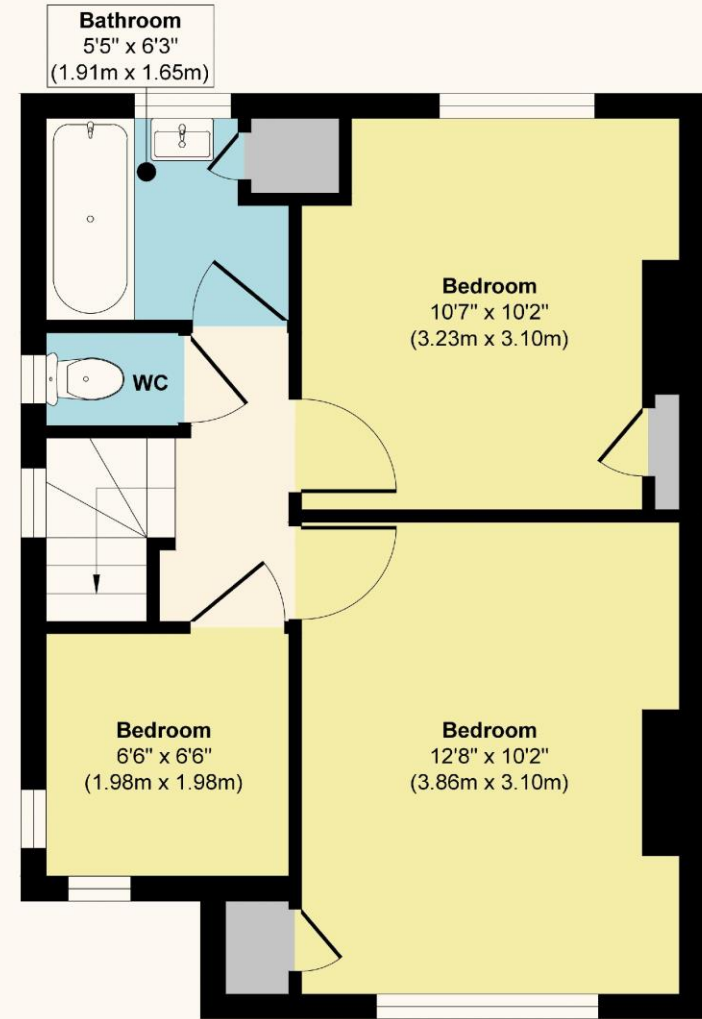
**Garage**  
Approximate Floor Area  
159 sq. ft  
(14.77 sq. m)



**Kitchen**  
11'10" x 6'3"  
(3.61m x 1.65m)

**Sitting/Dining Room**  
23'6" x 10'10"  
(7.16m x 3.30m)

**Ground Floor**  
Approximate Floor Area  
393 sq. ft  
(36.51 sq. m)



**Bathroom**  
5'5" x 6'3"  
(1.91m x 1.65m)

**Bedroom**  
10'7" x 10'2"  
(3.23m x 3.10m)

**Bedroom**  
6'6" x 6'6"  
(1.98m x 1.98m)

**Bedroom**  
12'8" x 10'2"  
(3.86m x 3.10m)

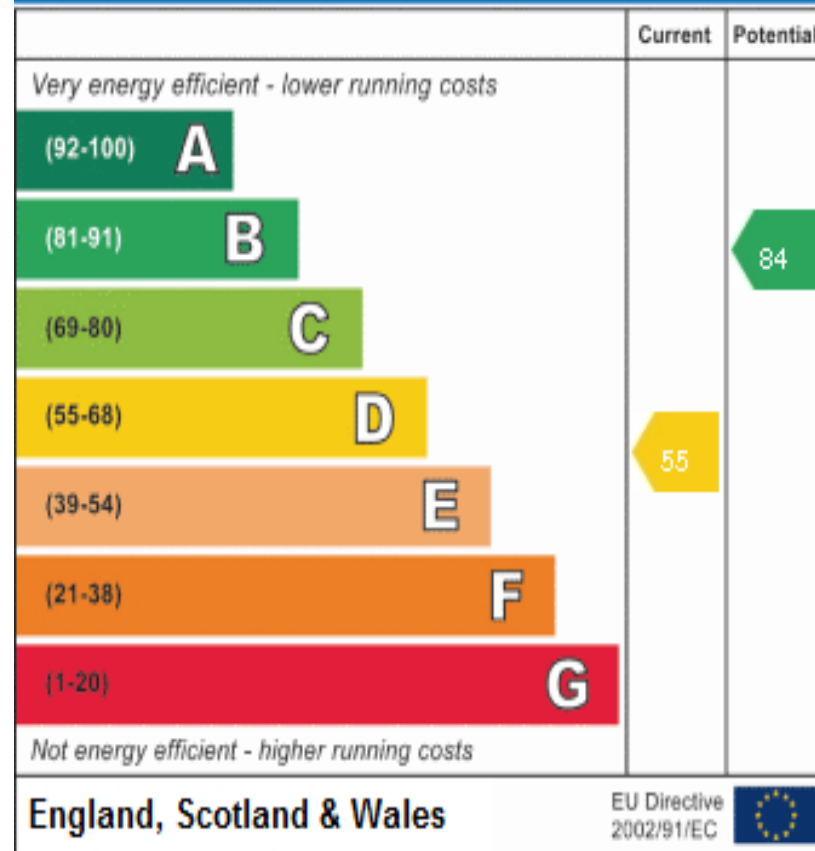
**First Floor**  
Approximate Floor Area  
378 sq. ft  
(35.11 sq. m)

**Approx. Gross Internal Floor Area 771 sq. ft / 71.62 sq. m**  
**Approx. Gross Internal Garage Area 159 sq. ft / 14.77 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



## Energy Efficiency Rating



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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