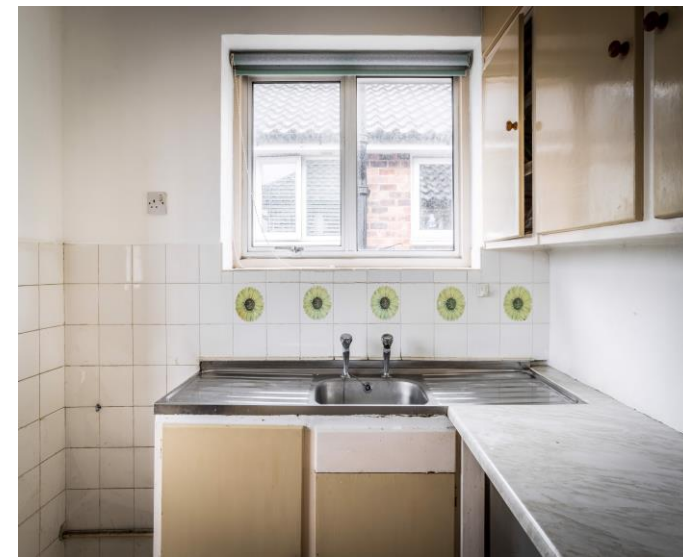




  
HENLEY HOMES

13 Beechmore Gardens | Cheam  
Surrey | SM3 9AJ |





The property has two double bedrooms, large sitting/dining room, kitchen, and bathroom. Externally has its own private garden. This two double bedroom upper floor maisonette is being offered to the market with no ongoing chain. This conveniently located property is well known for its excellent local schools in the Park Farm area with Cheam Park infants, Junior school and Cheam High school to name but a few and conveniently situated close to rail and bus links as well as local amenities.

**Kitchen** 10' 4" x 9' 8" (3.15m x 2.94m)

Double aspect, high and low level storage, space for washing machine and tumble dryer.

**Bathroom** 5' 9" x 5' 6" (1.75m x 1.68m)

Side aspect, low level WC, wash hand basin on pedestal, panelled bath with shower attachment.

**Bedroom 1** 14' 5" x 9' 0" (4.39m x 2.74m)

Front aspect.

**Bedroom 2** 11' 7" x 8' 9" (3.53m x 2.66m)

Front aspect, built in storage.







**Sitting / Dining Room** 16' 4" x 12' 6" (4.97m x 3.81m)  
Rear aspect, gas fire.

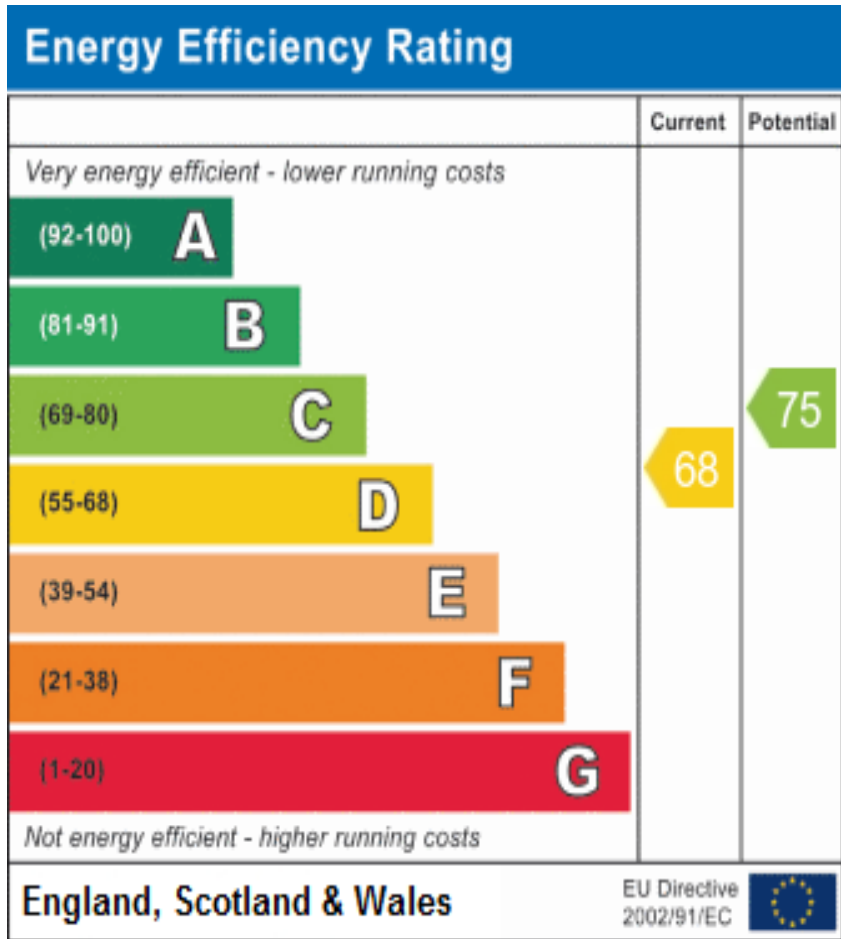


# Beechmore Gardens SM3



**Approx. Gross Internal Floor Area 673 sq. ft / 62.56 sq. m**

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



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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