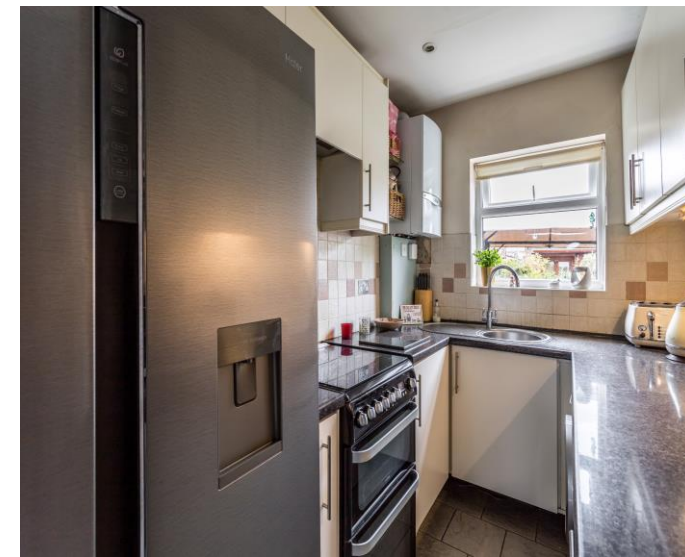





HENLEY HOMES

89 Windsor Avenue | Cheam

Surrey | SM3 9RX



A rare opportunity to purchase an end of terrace family home conveniently located in the Cheam Park Farm development which has huge extension potential subject to planning. The ground floor comprises of a kitchen and front to back double aspect large reception room with patio doors leading into the garden. The first floor has three bedrooms, two benefitting with large bay windows and a family bathroom. The garden is low maintenance with a large patio area, log cabin and a storage unit. There is off street parking for two cars at the front of the property. The Cheam Park Farm development is a very sought after location with excellent schools, transport links and local amenities all within walking distance.

Kitchen 9' 8" x 6' 2" (2.94m x 1.88m)

Rear aspect, space for fridge/freezer and electric oven, high and low level storage, free standing washing machine and dishwasher.

Dining / Sitting Room 25' 8" x 11' 6" (7.82m x 3.50m)

Double aspect, large bay window, patio doors leading to garden, feature fireplace with oak surround, wood strip flooring.





Bedroom 1 13' 5" x 11' 3" (4.09m x 3.43m)
Front aspect, large bay window, fitted wardrobes.

Bedroom 2 12' 8" x 11' 3" (3.86m x 3.43m)
Rear aspect, fitted wardrobes.

Bedroom 3 7' 1" x 6' 2" (2.16m x 1.88m)
Front aspect.

Family Bathroom 7' 4" x 6' 2" (2.23m x 1.88m)
Side aspect, tiled floor and walls, panelled bath, low level WC, wall mounted wash hand basin.



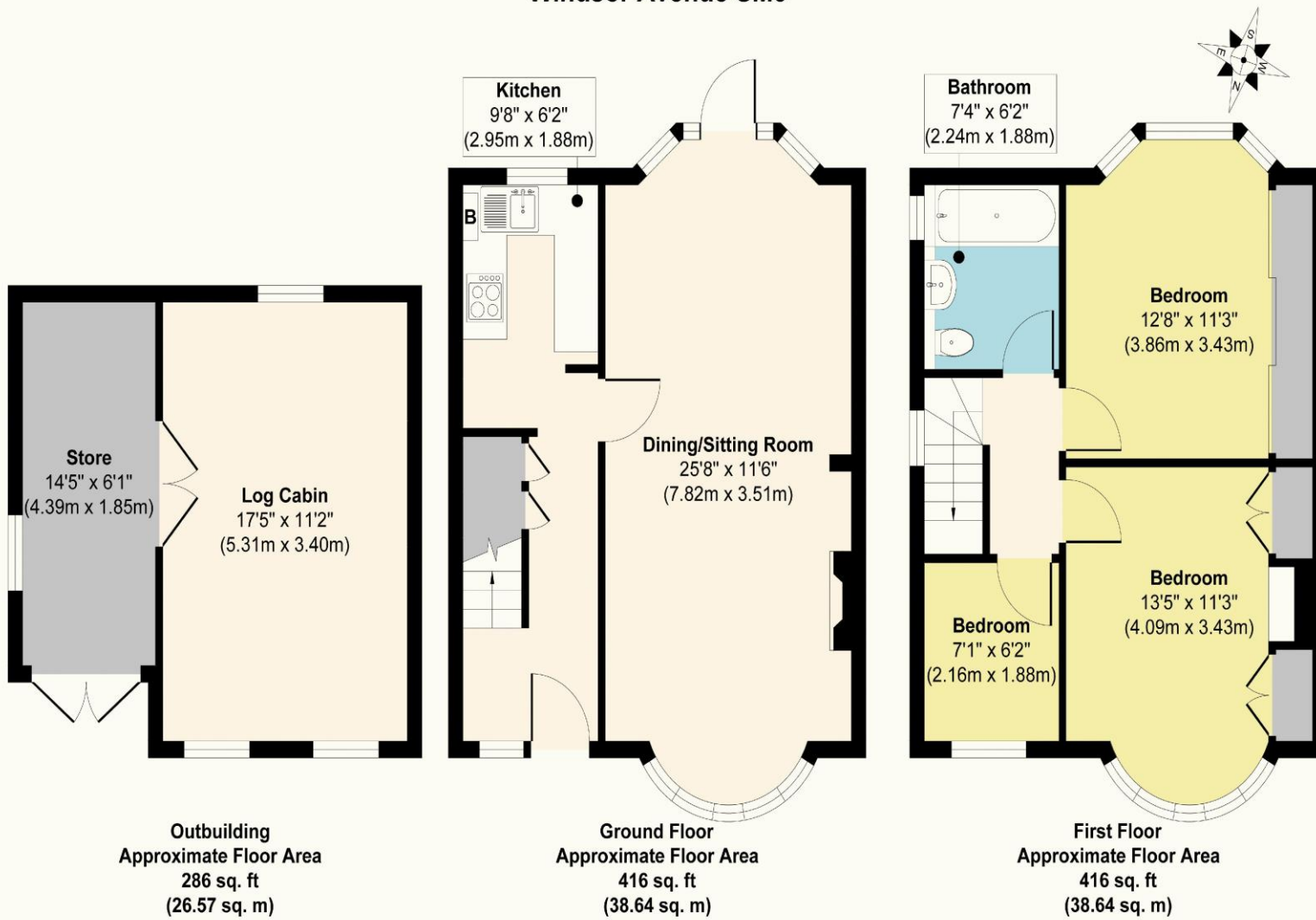
Log Cabin 17' 5" x 11' 2" (5.30m x 3.40m)

Store Unit 14' 5" x 6' 1" (4.39m x 1.85m)

Garden




Windsor Avenue SM3



Approx. Gross Internal Floor Area 832 sq. ft / 77.28 sq. m
Approx. Gross Internal Outbuilding Area 286 sq. ft / 26.57 sq. m

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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