



HENLEY HOMES

51 Kingston Avenue | Cheam
Surrey | SM3 9UE |



An immaculately presented and recently renovated 4 bedroom mid terrace family home conveniently located in the Cheam Park Farm development. This four bedroom property is spread over three floors and has been designed to an exemplary standard. The ground floor comprises of a downstairs cloakroom, an open plan kitchen / breakfast area with all the mod cons, separate utility room and two generous light and bright reception rooms. The first floor has three bedrooms, two benefitting with large bay windows and a family bathroom. The second floor is the primary suite with a double aspect bedroom with both fitted wardrobes and dressing area and an en-suite. The garden has astro turf, raised flower beds, outbuildings and a garage. There is off street parking for two cars at the front of the property.

Entrance Hall

Amtico parquet flooring.

Kitchen/Breakfast Room 15' 8" x 11' 2" (4.77m x 3.40m)

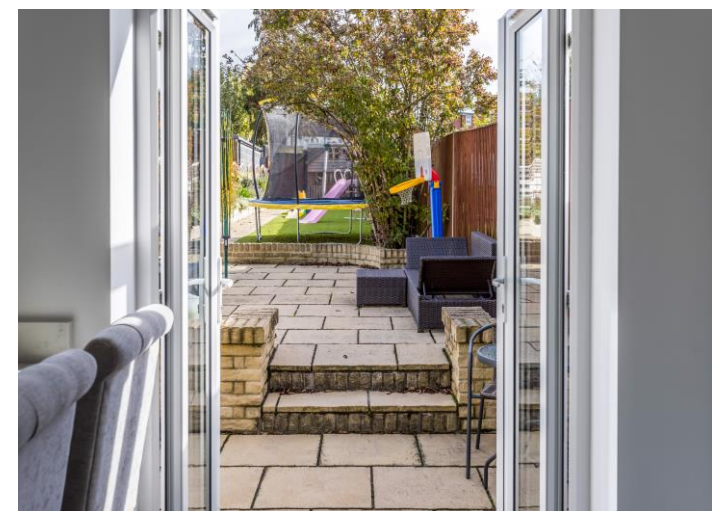
Rear aspect, integrated fridge/freezer, butler sink, high and low level storage, quartz Carrera Venatino work surface and breakfast bar, rangemaster cooker with extractor hood, integrated dishwasher, patio doors leading onto patio, breakfast bar, velux sky light, amtico flooring.

Utility room 6' 4" x 4' 2" (1.93m x 1.27m)

Amtico flooring, high and low level storage, sink, space for washing machine.

Cloakroom

Low level WC, heated towel rail, wall mounted wash hand basin, amtico flooring.





Sitting Room 12' 6" x 11' 4" (3.81m x 3.45m)
Front aspect, bay window, venetian shutters, cornice,
double doors leading into kitchen, feature fireplace,
antico parquet flooring.

Dining Room 11' 1" x 10' 6" (3.38m x 3.20m)
Rear aspect.



Bedroom 1 7' 4" x 6' 1" (2.23m x 1.85m)

Front aspect, fitted wardrobes, cornice.

Bedroom 2 12' 9" x 11' 3" (3.88m x 3.43m)

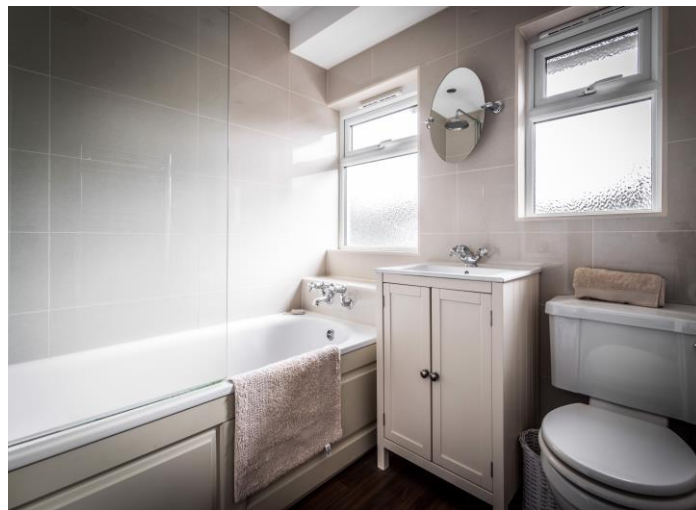
Front aspect, fitted wardrobes, large bay window with venetian shutters.

Bedroom 3 12' 7" x 10' 0" (3.83m x 3.05m)

Rear aspect, bay window, venetian shutters, fitted wardrobes.

Family Bathroom 7' 3" x 6' 6" (2.21m x 1.98m)

Rear aspect, Amtico flooring, wash hand basin on vanity unit, low level WC, Porcelanosa tiled walls, panelled bath with rainwater shower head and separate hand held shower attachment, heated towel rail.





Bedroom 4 14' 8" x 10' 4" (4.47m x 3.15m)
Double aspect, fitted wardrobes and make up table, venetian shutters.

En-suite 6' 8" x 4' 6" (2.03m x 1.37m)
Rear aspect, antico flooring, wash hand basin on vanity unit, low level WC, part ceramic tiled walls, shower cubicle with rainwater shower head and separate hand held attachment, heated towel rail.



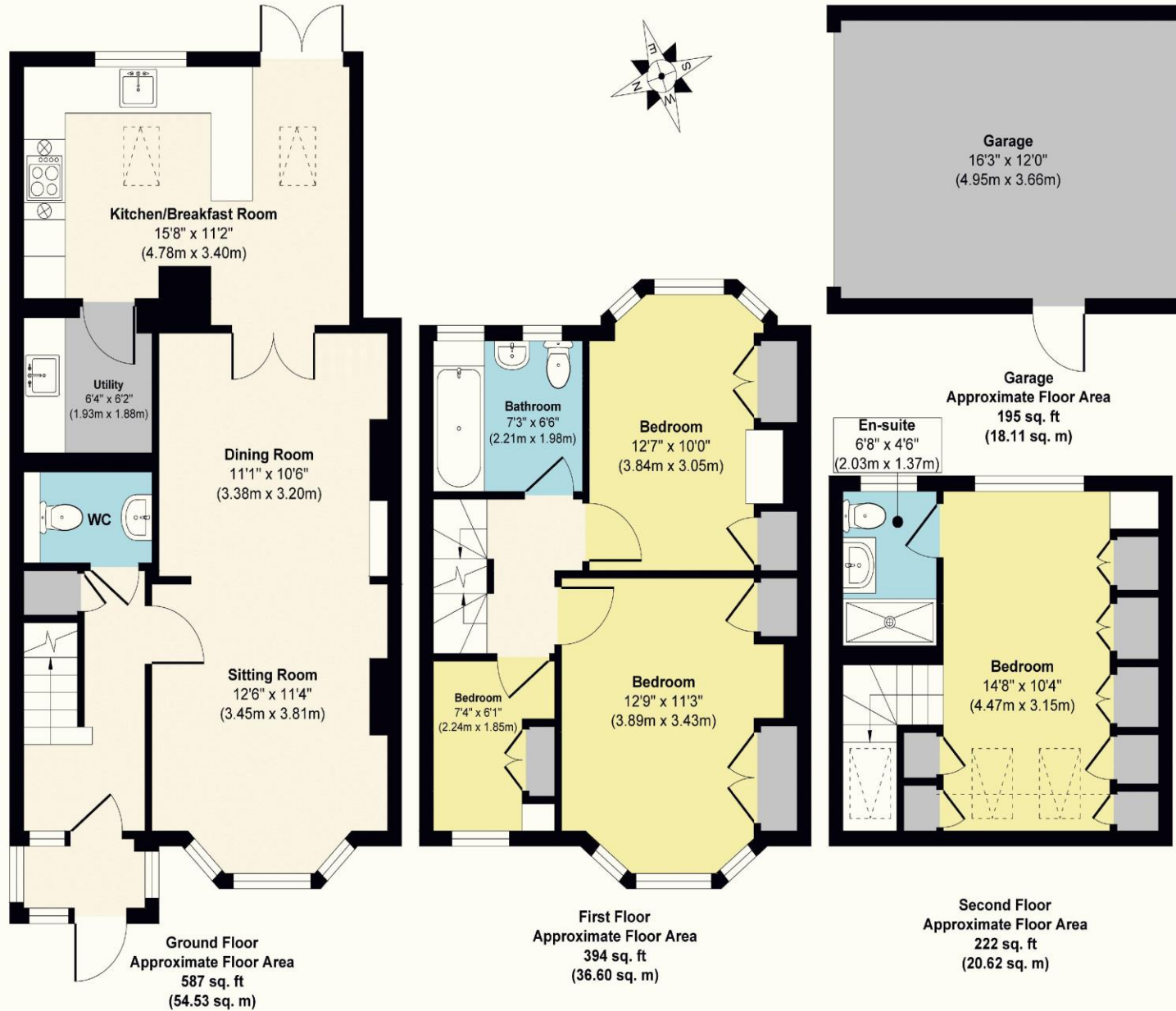
Rear Garden 110' 0" x 18' 0" (33.50m x 5.48m)

Patio area with raised flower/shrub beds, astroturf lawn, outbuildings.

Garage 16' 3" x 12' 0" (4.95m x 3.65m)

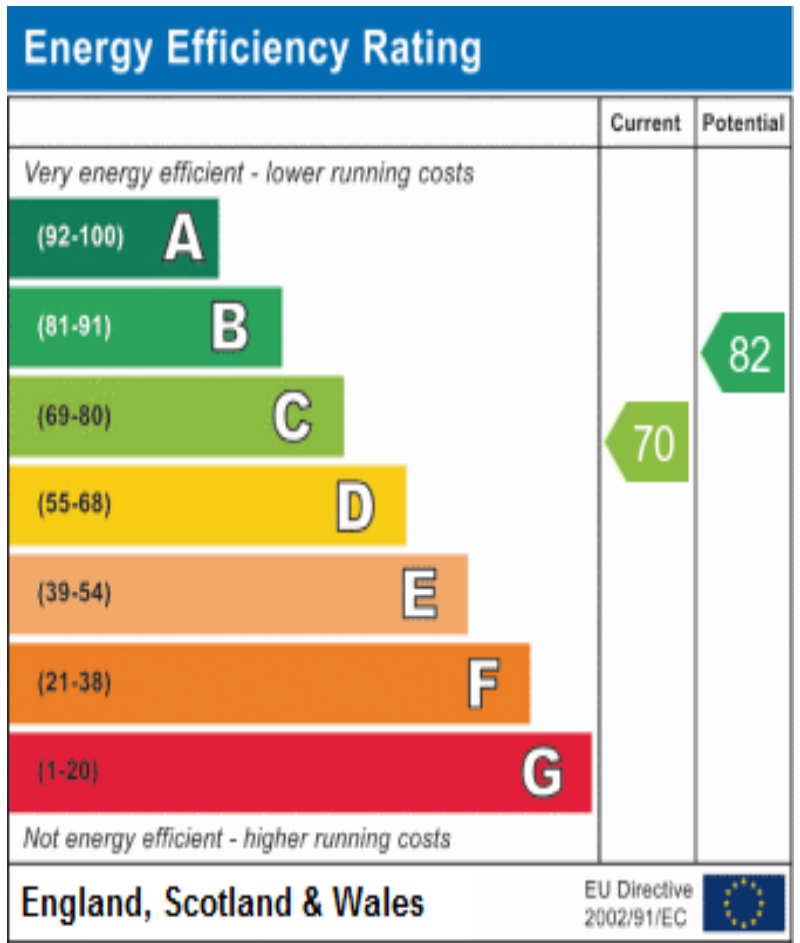


Kingston Avenue SM3



Approx. Gross Internal Floor Area 1398 sq. ft / 129.87 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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