




HENLEY HOMES

43 Balmoral Way | Sutton
Surrey | SM2 6PD |



An outstanding and spacious four bedroom detached family home situated in a highly desirable location on the borders of Sutton and Cheam, This light and bright residence is conveniently located for outstanding primary and senior schools, three train stations and local amenities. On the ground floor the property has a separate dining and sitting room, kitchen with a utility area, large porch and downstairs cloakroom, on the first floor there are three generous double bedrooms and one slightly smaller with built in storage with the main bedroom benefiting from an en-suite and there is also a family bathroom. Externally the front of the property has parking for numerous cars and a double garage the rear garden has a large paved patio with decking area.

Entrance Porch

Solid wood strip flooring, coat hanging area.

Cloakroom 6' 3" x 3' 4" (1.90m x 1.02m)

Front aspect, low level WC, wall mounted wash hand basin.

Kitchen 19' 9" x 8' 9" (6.02m x 2.66m)

Double aspect, ceramic tiled floors, side door leading into the garden, high and low level storage, space for oven, extractor hood, 1 1/2 sinks.

Utility Area

Space for dishwasher and washing machine, sink, space for fridge/freezer.





Dining Room 9' 9" x 9' 3" (2.97m x 2.82m)
Rear aspect, solid wood strip flooring.



Sitting Room 19' 9" x 10' 10" (6.02m x 3.30m)
Double aspect, patio doors leading into garden and decking area, solid wood strip flooring.





Bedroom 1 13' 5" x 11' 5" (4.09m x 3.48m)
Rear aspect, solid wood strip flooring, built in wardrobes.

En-suite 6' 1" x 5' 2" (1.85m x 1.57m)
Front aspect, ceramic tiled walls, wash hand basin on pedestal, low level WC, corner shower cubicle with hand held attachment.



Bedroom 2 11' 1" x 9' 3" (3.38m x 2.82m)

Front aspect, fitted wardrobes, solid wood strip flooring, fitted wardrobes.

Bedroom 3 12' 6" x 11' 1" (3.81m x 3.38m)

Rear aspect, solid wood strip flooring, fitted wardrobes.

Bedroom 4 8' 9" x 7' 7" (2.66m x 2.31m)

Rear aspect, solid wood strip flooring, built in wardrobes.

Family Bathroom

Front aspect, wash hand basin on pedestal, low level WC, solid wood strip flooring, panelled bath with shower attachment.



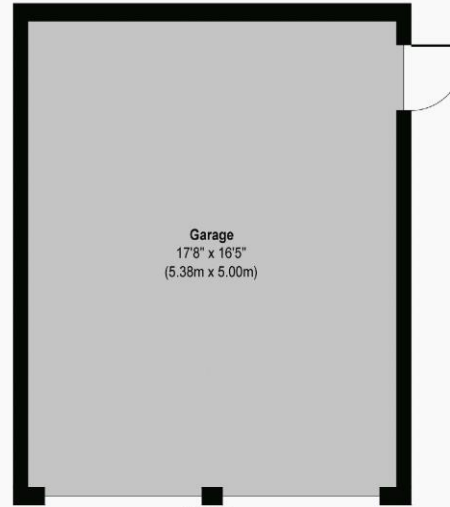


Garage 17' 8" x 16' 5" (5.38m x 5.00m)

Garden 43' 0" x 37' 0" (13.10m x 11.27m)



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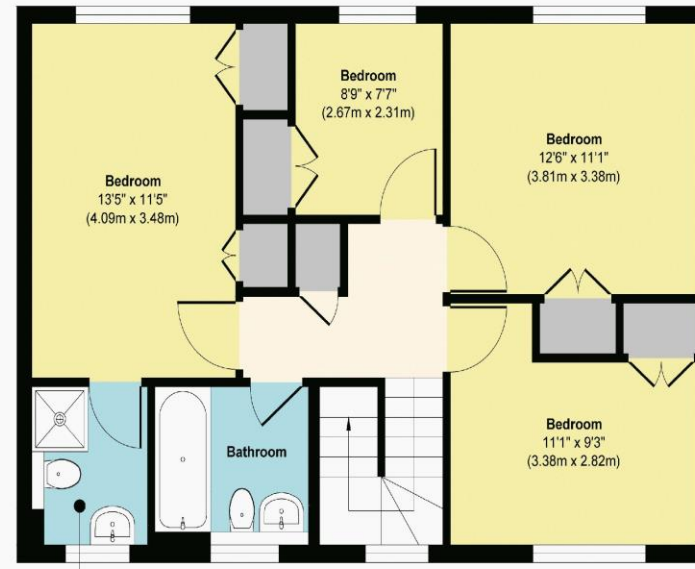


Garage
Approximate Floor Area
290 sq. ft
(26.94 sq. m)



WC
6'3" x 3'4"
(1.91m x 1.02m)

Ground Floor
Approximate Floor Area
657 sq. ft
(61.03 sq. m)



En-suite
6'1" x 5'2"
(1.85m x 1.57m)


First Floor
Approximate Floor Area
587 sq. ft
(54.53 sq. m)

Approx. Gross Internal Floor Area 1244 sq. ft / 115.56 sq. m

Approx. Gross Internal Garage Area 290 sq. ft / 26.94 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		83
(69-80) C		
(55-68) D	68	
(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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