




HENLEY HOMES

10a Holland Avenue | Cheam
Surrey | SM2 6HU |



HENLEY HOMES ESTATE AGENT - This 3 bedroom property is located on one of Cheam's wide tree lined roads and is being offered to the market with no ongoing chain. There is huge potential for extension subject to planning permission. This light and bright residence is conveniently located for outstanding primary and senior schools, three train stations and local amenities.

Porch 6' 5" x 3' 9" (1.95m x 1.14m)

Kitchen / Breakfast Room 14' 6" x 12' 5" (4.42m x 3.78m)

Double aspect, high and low level storage, door leading to side access, pantry cupboard, double sink, space for washing machine, tumble dryer and cooker, part tiled walls.

Hall 15' 8" x 14' 5" (4.77m x 4.39m)





Dining Room 13' 9" x 12' 5" (4.19m x 3.78m)
Rear aspect. patio doors leading into garden.

Sitting Room 15' 8" x 12' 9" (4.77m x 3.88m)
Rear aspect.



Shower Room 8' 5" x 5' 7" (2.56m x 1.70m)

Side aspect, tiled walls, low level WC, wash hand basin on pedestal, heated towel rail, shower cubicle with hand held attachment.

Bedroom 3 11' 10" x 9' 7" (3.60m x 2.92m)

Front aspect.





Bedroom 1 22' 6" x 12' 5" (6.85m x 3.78m)
Rear aspect, fitted wardrobes and separate dressing area with fitted storage.

Bedroom 2 15' 8" x 12' 9" (4.77m x 3.88m)
Rear aspect, fitted wardrobes.

Cloakroom
Front aspect, low level WC.

Bathroom 8' 3" x 5' 7" (2.51m x 1.70m)
Front aspect, wash hand basin on pedestal, panelled bath.

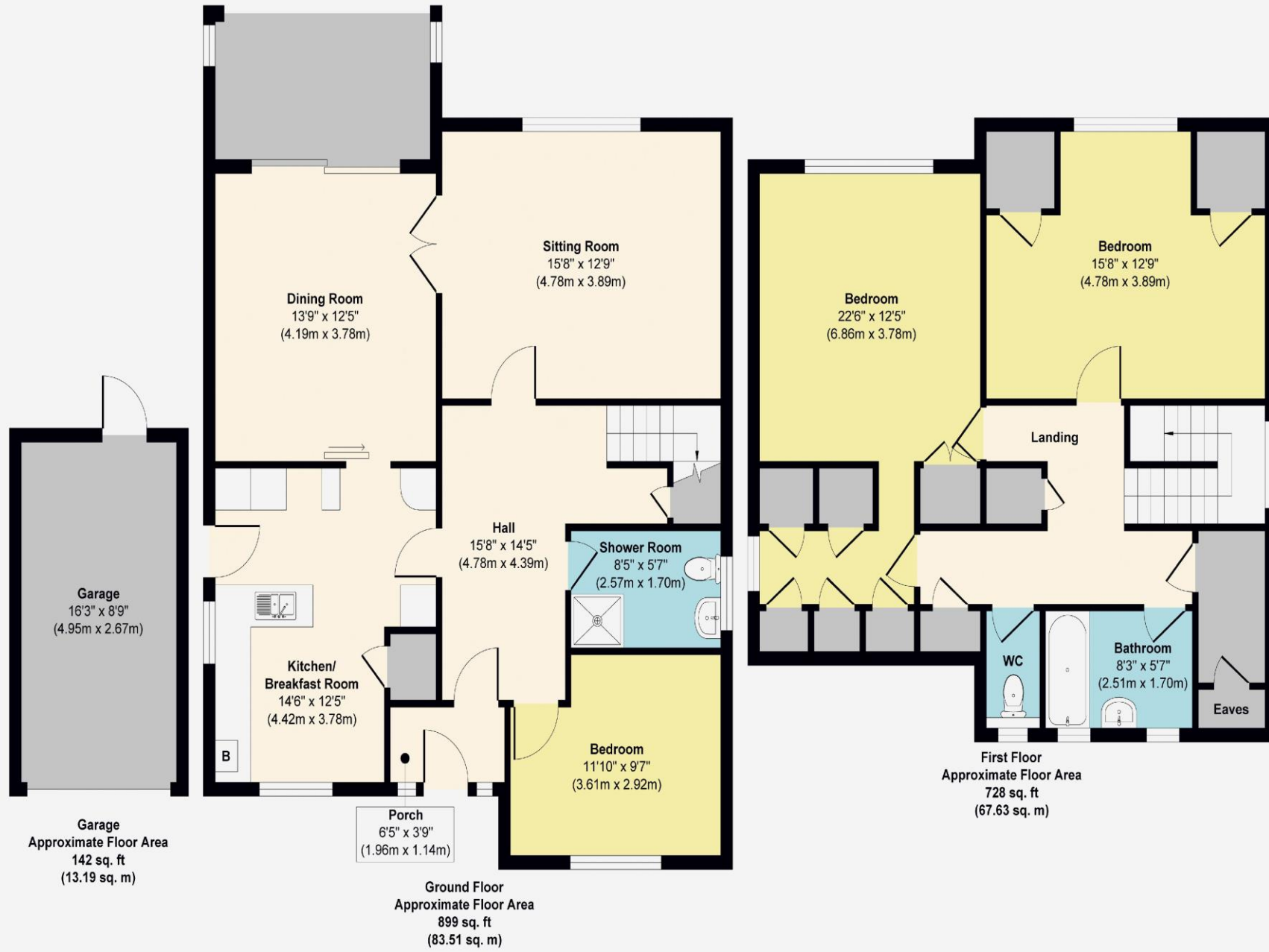


Garage 16' 3" x 8' 9" (4.95m x 2.66m)





Holland Avenue SM2



Approx. Gross Internal Floor Area
Main House = 1627 sq. ft / 151.15 sq. m
Garage = 142 sq. ft / 13.19 sq. m
Total = 1769 sq. ft / 164.34 sq. m

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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