



  
HENLEY HOMES

33 Rose Hill Park West | Sutton

Surrey | SM1 3LA |





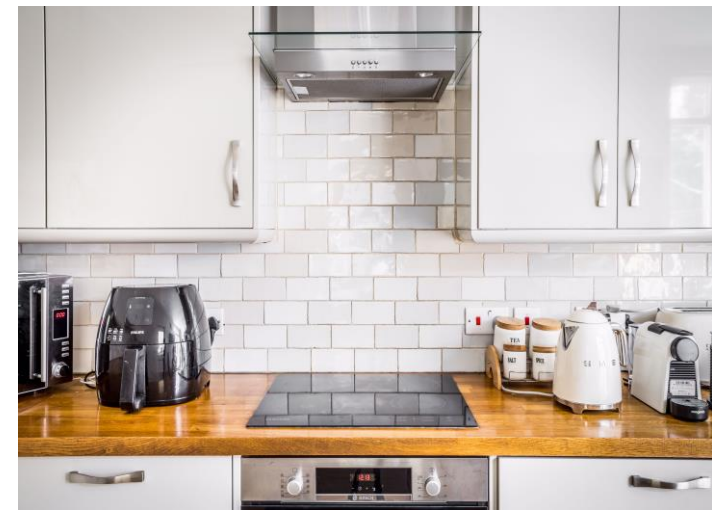
A fantastic well-presented 3 bedroom semi-detached family home in a desirable residential location within walking distance of all local amenities, transport links and popular schools. This immaculately presented family home comprises of an entrance hall, spacious sitting room, a fantastic open plan kitchen/dining room a utility and a further shower room. On the first floor, there are three great sized bedrooms and a modern family bathroom. Outside there is a mature planted garden with garage and off street parking for numerous cars.

### Entrance Hall

Solid strip wood flooring.

### Kitchen / Family Room 21' 4" x 13' 4" (6.50m x 4.06m)

Rear aspect, part ceramic tiled walls, 1 1/2 sinks, high and low level storage, electric oven with electric hob and extractor hood, integrated dishwasher, patio doors leading to garden,







### **Shower Room**

Corner shower unit with hand held attachment, wash hand basin.

### **Utility room 14' 1" x 9' 8" (4.29m x 2.94m)**

Rear aspect.





**Sitting Room 14' 3" x 14' 2" (4.34m x 4.31m)**

Front aspect, large bay window, feature fireplace, solid strip wood flooring.

**Cloakroom**

Low level WC, wash hand basin.







**Bedroom 1** 14' 8" x 13' 2" (4.47m x 4.01m)

Front aspect, large bay window, fitted wardrobes, wood effect laminate flooring.

**Family Bathroom** 8' 0" x 8' 0" (2.44m x 2.44m)

Double aspect, ceramic tiled walls and floors, wash hand basin on vanity unit, low level WC, panelled bath the hand held shower attachment. corner shower with shower attachment.





**Bedroom 2** 13' 5" x 11' 2" (4.09m x 3.40m)

Rear aspect, fitted wardrobes, wood effect laminate flooring.

**Bedroom 3** 10' 0" x 9' 2" (3.05m x 2.79m)

Rear aspect, wood effect laminate flooring.





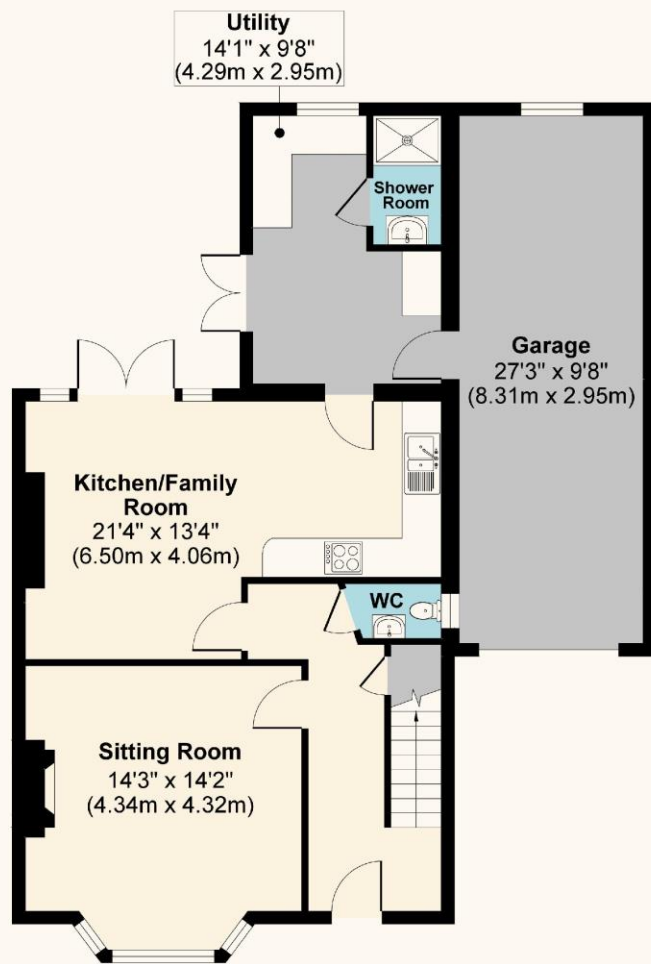
**Garage** 17' 3" x 9' 8" (5.25m x 2.94m)  
Rear aspect.

**Garden** 66' 0" x 35' 0" (20.10m x 10.66m)  
South West Facing Garden.

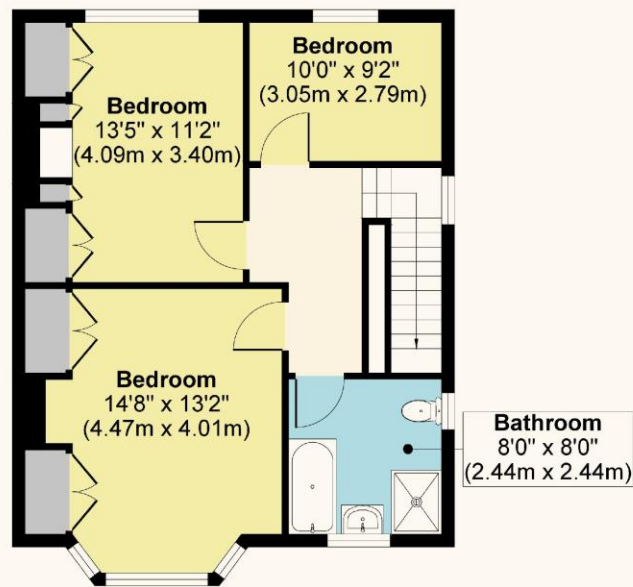




# Rosehill Park West, SM1



**Ground Floor**  
Approximate Floor Area  
1000 sq. ft  
(92.90 sq. m)



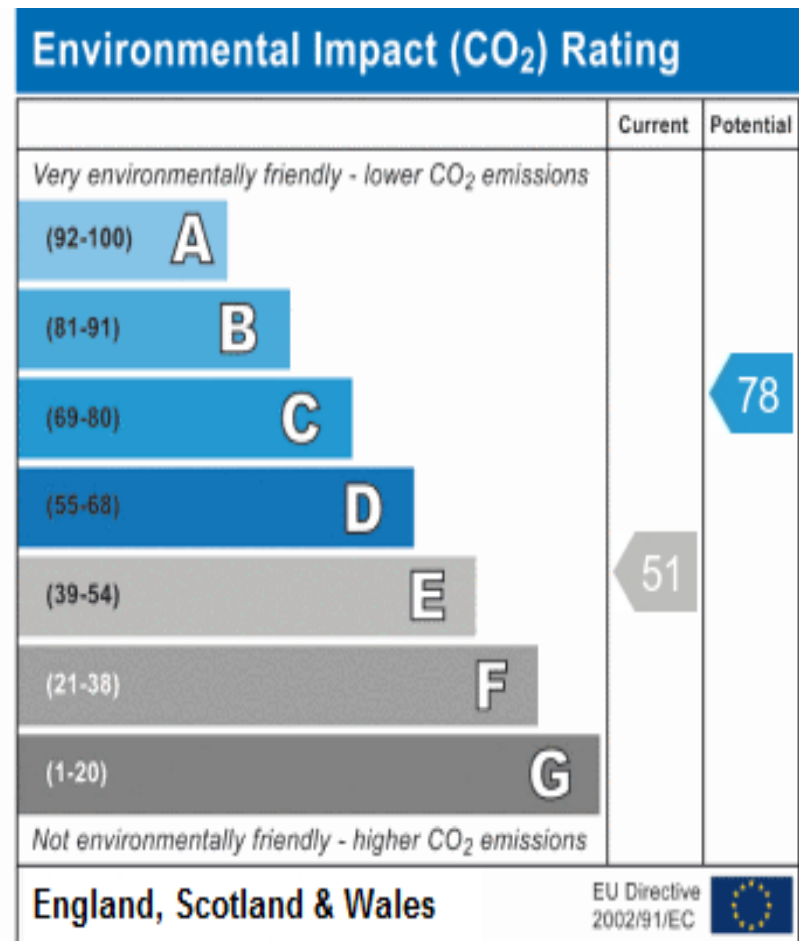
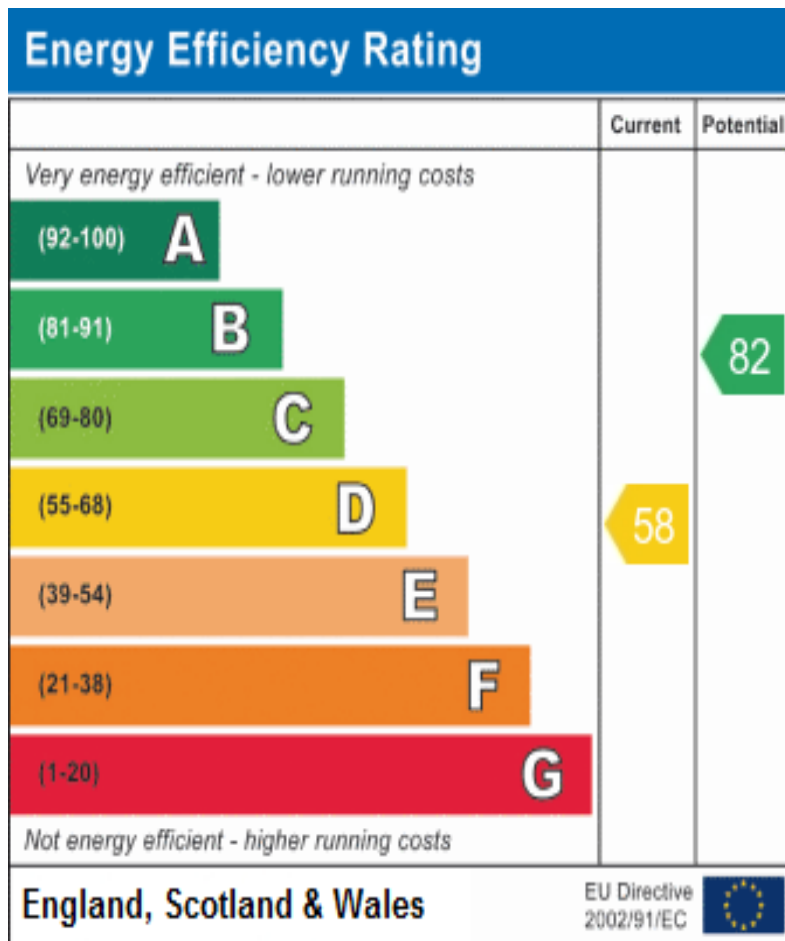
**First Floor**  
Approximate Floor Area  
578 sq. ft  
(53.69 sq. m)

**Approx. Gross Internal Floor Area 1578 sq. ft / 146.59 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.

HENLEY HOMES

0203 873 2700  
 info@henleyhomes.agency | www.henleyhomes.agency