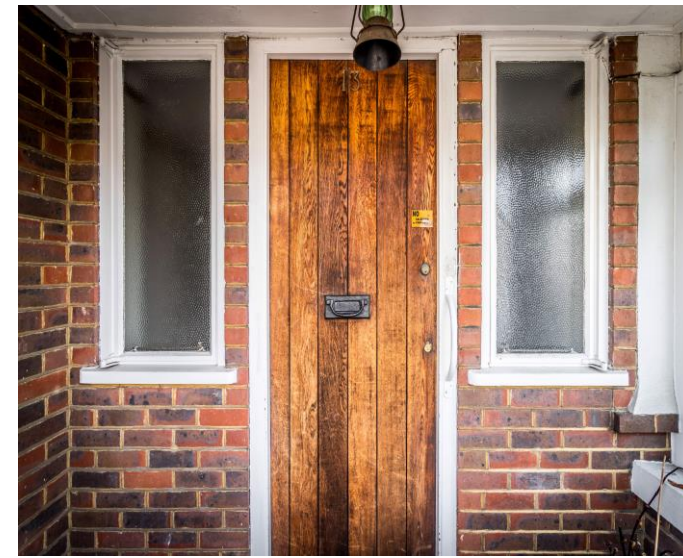




  
HENLEY HOMES

13 Beresford Road | Cheam  
Surrey | SM2 6EP |



HENLEY HOMES ESTATE AGENT - an amazing opportunity to purchase this large detached house with no chain. This 4 bedroom property has huge extension potential subject to planning permission. Located in the heart of Cheam and conveniently situated within walking distance of both Sutton and Cheam mainline stations and within close proximity to outstanding schools.

**Porch** 8' 7" x 3' 0" (2.61m x 0.91m)

**Entrance Hallway** 16' 4" x 9' 4" (4.97m x 2.84m)

**Kitchen** 10' 4" x 6' 7" (3.15m x 2.01m)

Side aspect, space for washing machine and tumble dryer, low level storage, side door leading into garden.

**Cloakroom**

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





**Sitting Room** 15' 8" x 13' 10" (4.77m x 4.21m)  
Front aspect, large bay window.

**Family Room** 13' 9" x 12' 10" (4.19m x 3.91m)  
Rear aspect, doors leading into garden.

**Dining Room** 13' 0" x 10' 4" (3.96m x 3.15m)  
Rear aspect.



**Bedroom 1** 17' 3" x 12' 10" (5.25m x 3.91m)  
Rear aspect, large bay window.

**Bedroom 2** 16' 2" x 13' 10" (4.92m x 4.21m)  
Front aspect, large bay window.

**Bedroom 3** 13' 9" x 9' 4" (4.19m x 2.84m)  
Rear aspect.

**Bedroom 4** 11' 8" x 7' 6" (3.55m x 2.28m)  
Front aspect, store cupboard.

**Cloakroom**  
Rear aspect, low level WC.

**Bathroom** 7' 6" x 6' 9" (2.28m x 2.06m)  
Rear aspect, wall mounted wash hand basin, panelled bath.

**Store** 12' 3" x 7' 6" (3.73m x 2.28m)  
Storage.

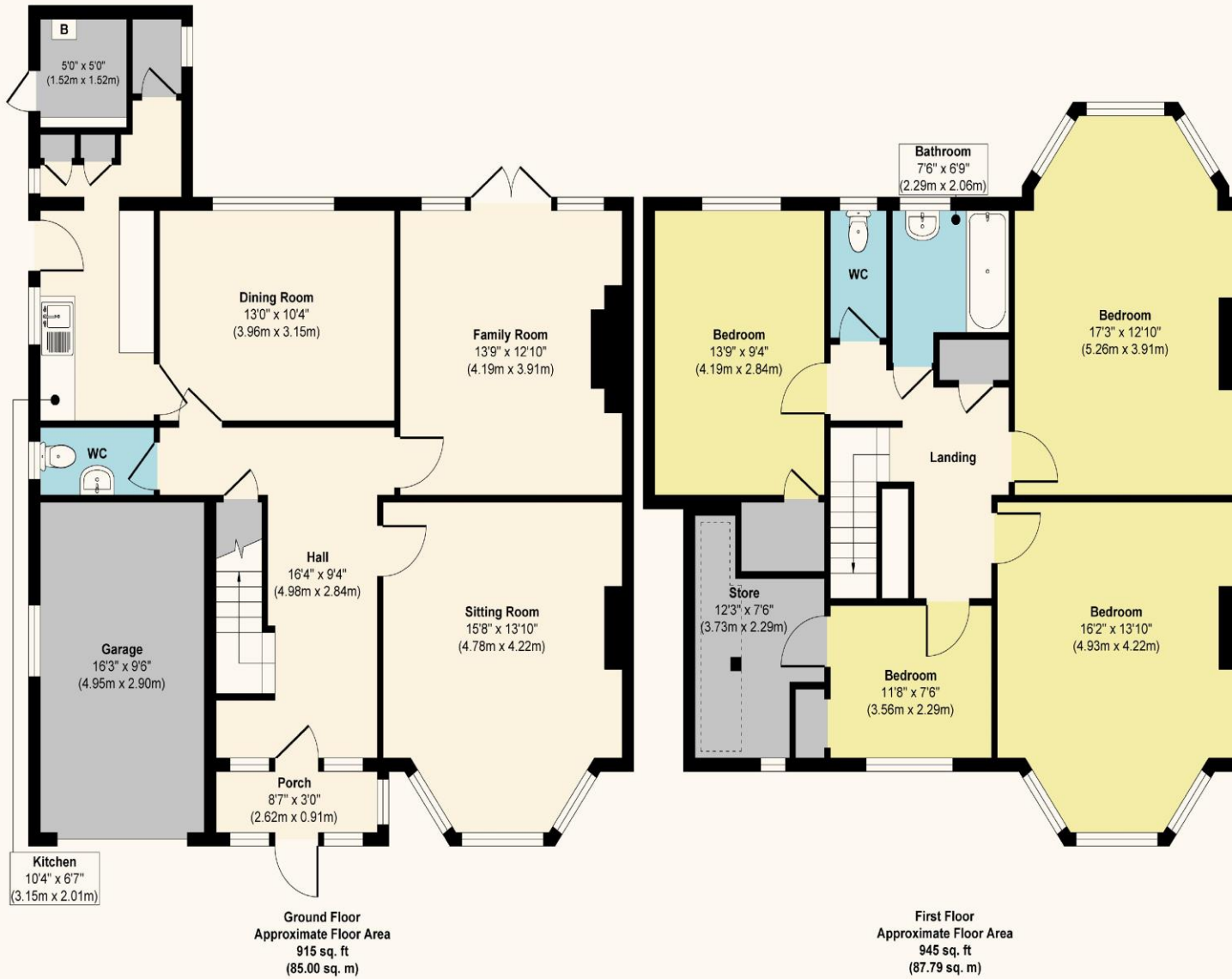
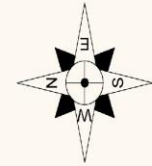




**Garage 16' 3" x 9' 6" (4.95m x 2.89m)**



# Beresford Road SM2



**Approx. Gross Internal Floor Area 1860 sq. ft / 172.79 sq. m**  
**Approx. Gross Internal Garage Area 154 sq. ft / 14.30 sq. m**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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.



HENLEY HOMES

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