



HENLEY HOMES

11 Carlton Crescent | Cheam
Surrey | SM3 9TS |



HENLEY HOMES ESTATE AGENT – A fantastic opportunity to purchase a 5 bedroom semi-detached family home in Carlton Crescent, which is conveniently located in the ever popular Cheam Park Farm development. The ground floor comprises of three reception rooms, kitchen and breakfast room and cloakroom. The first floor has 5 bedrooms, four of which are double and a family bathroom. The garden is low maintenance with a large patio area and established shrubs and a large garage with power and lighting. There is off street parking for three cars at the front of the property. The Cheam Park Farm development is a very sought after location with excellent schools, transport links and local amenities all within walking distance.

Entrance Hall

Wood effect strip flooring.

Kitchen 9' 7" x 6' 7" (2.92m x 2.01m)

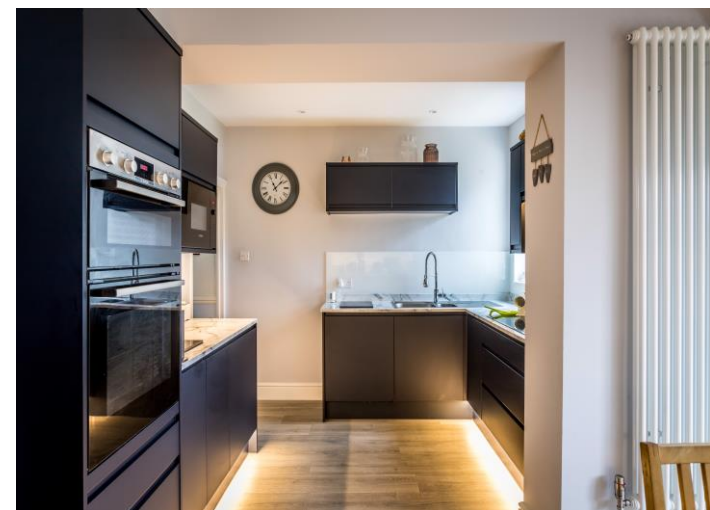
Rear aspect, wood effect strip flooring, induction hob with extractor hood, space for American style fridge/freezer, high and low level storage, integrated dishwasher, double electric oven, integral microwave.

Breakfast Room 14' 11" x 9' 7" (4.54m x 2.92m)

Double aspect, door leading onto patio, cupboard housing whitegoods.

Cloakroom

Side aspect, low level WC, wash hand basin on vanity unit, tiled floor.





Study 10' 6" x 9' 7" (3.20m x 2.92m)
Front aspect, wood effect flooring.

Dining Room 15' 6" x 11' 10" (4.72m x 3.60m)
Front aspect, bay window, wood effect strip flooring.

Lounge 15' 1" x 11' 10" (4.59m x 3.60m)
Rear aspect, slider doors leading onto patio area,
working gas fireplace, wood effect strip flooring.



Bedroom 1 15' 7" x 11' 10" (4.75m x 3.60m)
Front aspect, bay window.

Bedroom 2 12' 6" x 11' 10" (3.81m x 3.60m)
Rear aspect, wood effect laminate flooring.

Bedroom 3 14' 1" x 9' 7" (4.29m x 2.92m)
Front aspect, wood effect laminate flooring.





Bedroom 4 10' 11" x 9' 7" (3.32m x 2.92m)
Rear aspect, wood effect laminate flooring.

Bedroom 5 8' 3" x 6' 7" (2.51m x 2.01m)
Front aspect, wood effect laminate flooring.

Family Bathroom 8' 10" x 6' 6" (2.69m x 1.98m)
Rear aspect, wash hand basin on vanity unit, tiled
panelled bath with separate shower attachment, tiled
walls and floor, low level WC, heated towel rail, corner
shower with wall mounted rainwater showerhead and
separate hand held shower attachment.



Garage/Workshop

Up and over door, power and lighting.

Garden 56' 0" x 31' 0" (17.06m x 9.44m)

Large patio area, gate with side access, established shrubs.





Approximate Gross Internal Area = 138.30 sq m / 1488 sq ft
Total = 138.30 sq m / 1488 sq ft

 = Reduced headroom below 1.5m / 5'0

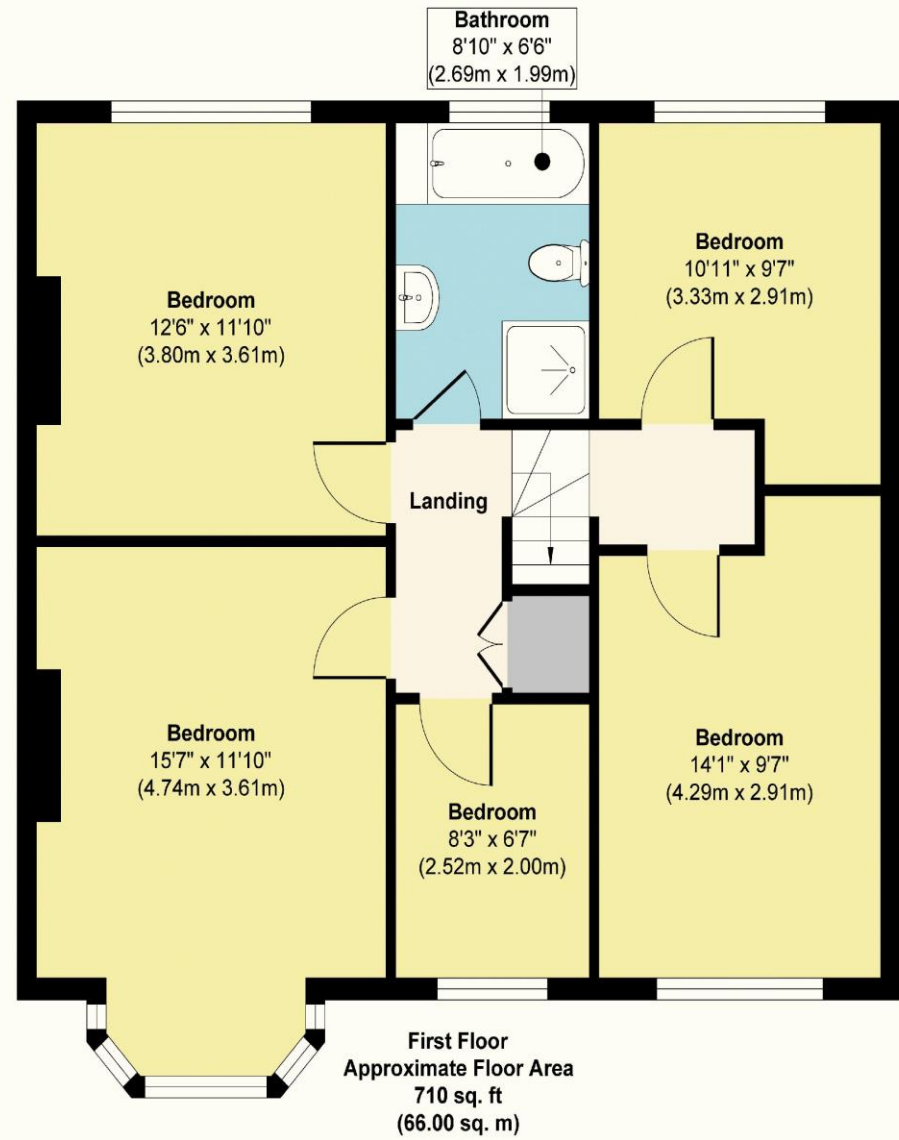
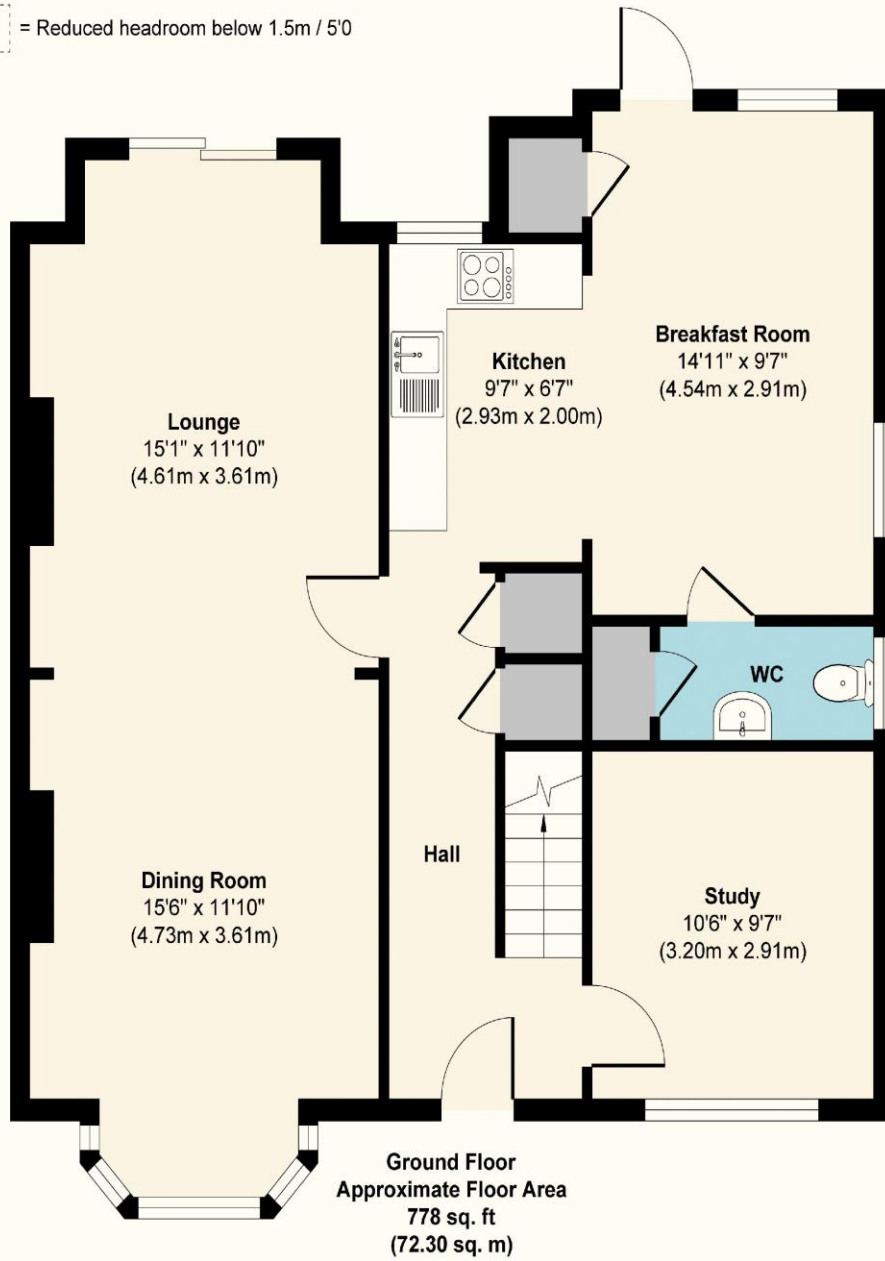


Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	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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