



HENLEY HOMES

58 Chertsey Drive | Cheam
Surrey | SM3 9UL |



A fantastic opportunity to purchase a 5 bedroom mid terrace family home, which is conveniently located in the ever popular Cheam Park Farm development. The Cheam Park Farm development is a very sought after location with excellent schools, transport links and local amenities all within walking distance. This five bedroom property is spread over three floors. The ground floor comprises of a cloakroom, two reception rooms and a kitchen. The first floor has a family bathroom and three bedrooms, two of which are a double. The second floor has two bedrooms and a shower room. The garden is low maintenance with two patio areas and a garage. There is off street parking for one car at the front of the property.

Hall 13' 6" x 5' 3" (4.11m x 1.60m)

Kitchen 17' 6" x 6' 3" (5.33m x 1.90m)

Rear aspect, gas hob with extractor hood, electric oven, spaces for fridge freezer, washing machine, dishwasher, and tumble dryer, high and low level storage, side door leading onto patio area.





Sitting Room 12' 1" x 11' 1" (3.68m x 3.38m)
Double aspect, gas feature fireplace, doors leading to dining room.

Dining Room 13' 1" x 10' 1" (3.98m x 3.07m)
Rear aspect, feature fireplace, slider doors leading onto patio area.

Cloakroom
Wall hung wash hand basin, low level WC.

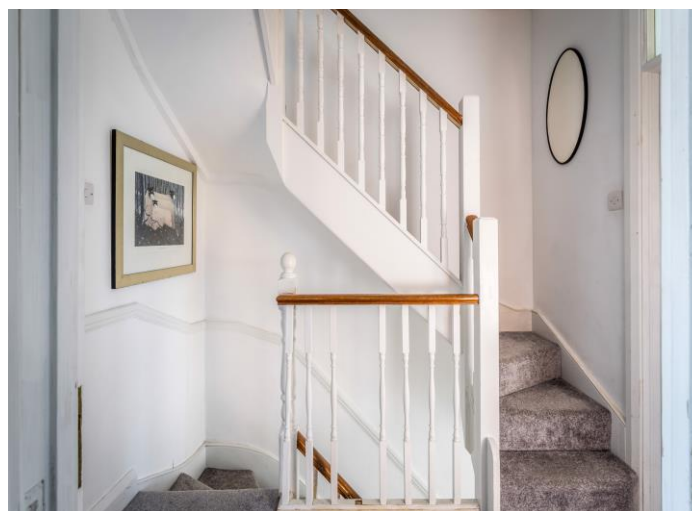


Bedroom 1 13' 1" x 9' 4" (3.98m x 2.84m)
Rear aspect, bay window.

Bedroom 2 12' 0" x 10' 8" (3.65m x 3.25m)
Front aspect, bay window, fitted wardrobes.

Bedroom 3 7' 3" x 5' 7" (2.21m x 1.70m)
Front aspect.

Family Bathroom 7' 0" x 5' 5" (2.13m x 1.65m)
Rear aspect, tiled walls and floor, wash hand basin on
vanity unit, tiled panelled bath with shower attachment,
low level WC, heated towel rail.

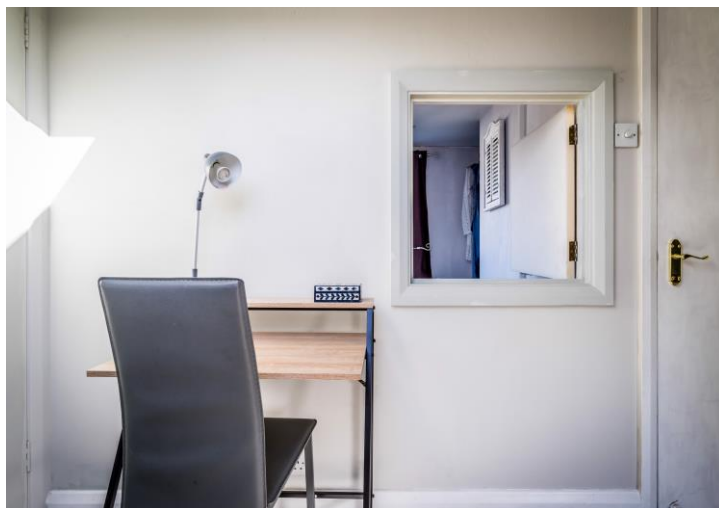




Bedroom 4 15' 3" x 9' 0" (4.64m x 2.74m)
Front aspect, velux style skylight, fitted storage space.

Bedroom 5 10' 8" x 8' 4" (3.25m x 2.54m)
Rear aspect.

Shower Room 6' 5" x 5' 6" (1.95m x 1.68m)
Rear aspect, tiled floors and partially tiled walls, wall hung wash hand basin, low level WC, corner shower with handheld shower attachment.



Garage 13' 8" x 10' 1" (4.16m x 3.07m)

Garage at rear of property with side access door leading into the garden.


Rear Garden 52' 0" x 17' 0" (15.84m x 5.18m)

(Approximate measurements) Low maintenance garden with two patio areas.





Approximate Gross Internal Area = 103.76 sq m / 1117 sq ft
Garage = 12.72 sq m / 137 sq ft
Total = 116.48 sq m / 1254 sq ft

 = Reduced headroom below 1.5m / 5'0"

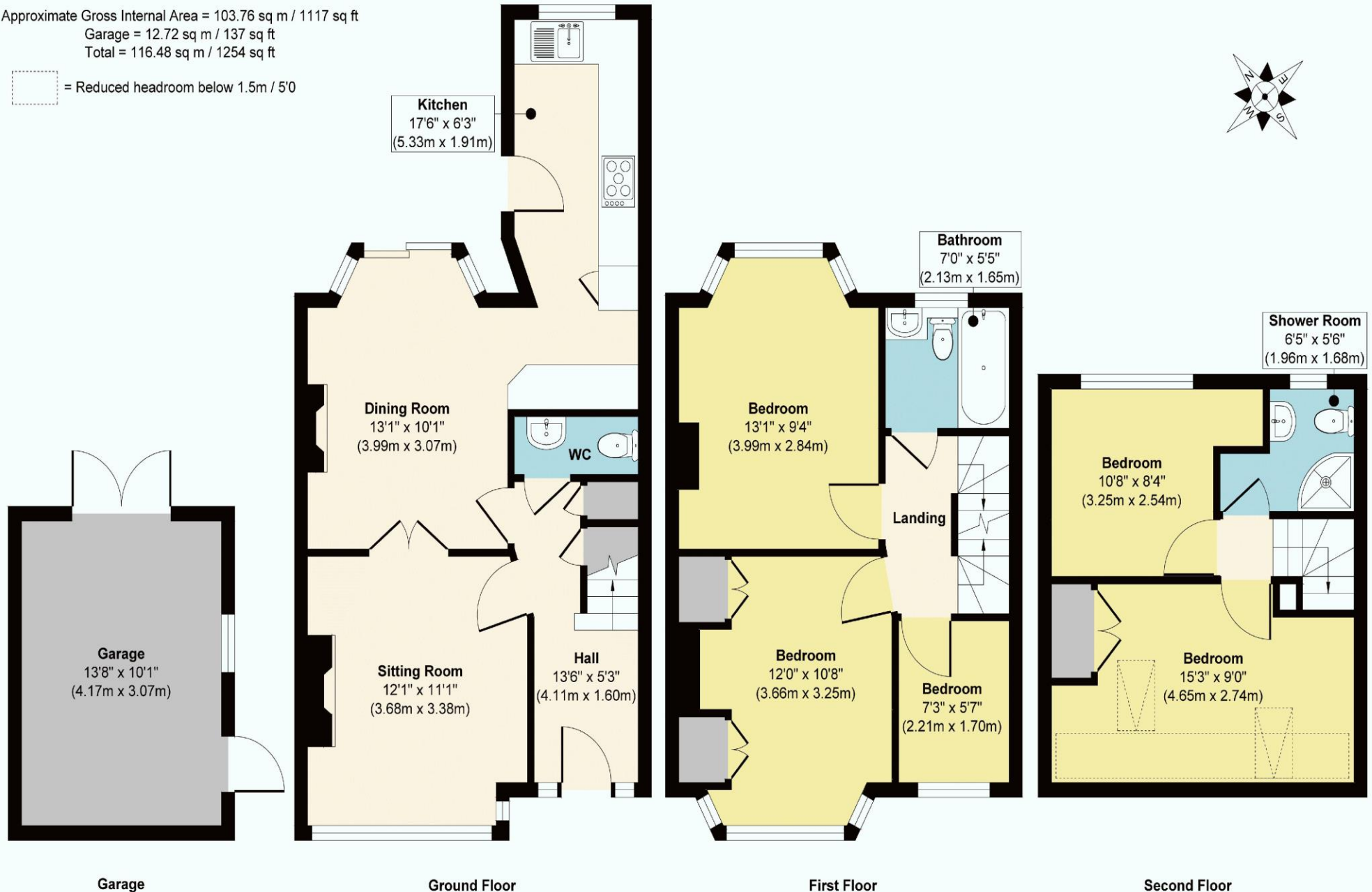


Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 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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