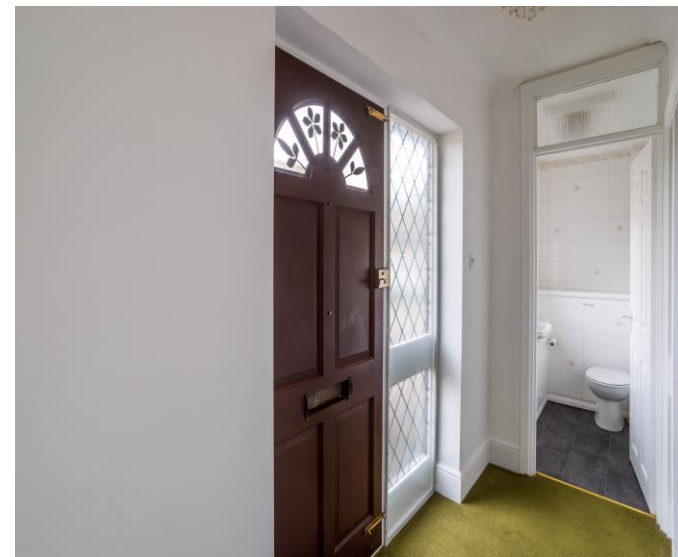




  
HENLEY HOMES

7 Balmoral Way | Sutton  
Surrey | SM2 6PD |





A fantastic opportunity to purchase a four bedroom detached family home situated in a highly desirable location on the borders of Sutton and Cheam. This cul-de-sac is conveniently located for outstanding primary and secondary schools, three stations and local amenities. The ground floor comprises of a large porch, cloakroom, a separate dining and sitting room, kitchen with utility area. The first floor has three generous sized bedrooms and one slightly smaller bedroom, all with built in wardrobes. The main bedroom benefits from an en-suite and there is also a family bathroom. Externally the front of the property has parking for numerous cars and two garages. The rear garden is south facing and low maintenance with a patio area.



**Entrance Porch** 9' 4" x 3' 4" (2.84m x 1.02m)

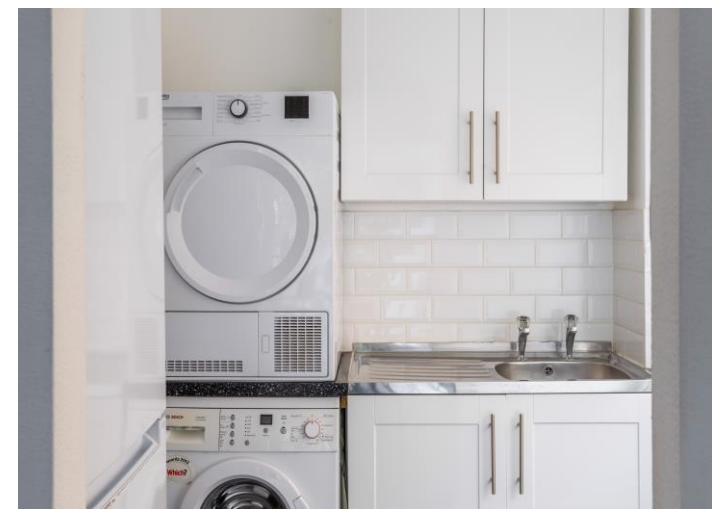
**Hall** 10' 6" x 9' 6" (3.20m x 2.89m)

**Kitchen/Breakfast Room** 20' 4" x 8' 9" (6.19m x 2.66m)

Double aspect, tiled floors, high and low level storage, integrated electric hob and oven, extractor hood, 1 ½ sinks, space for dishwasher.

**Utility room** 7' 5" x 6' 6" (2.26m x 1.98m)

Side aspect, space for a fridge/freezer and stacked washing machine and tumble dryer, high and low level storage, sink, side door leading into the garden.





**Dining Room** 17' 4" x 9' 2" (5.28m x 2.79m)  
Rear aspect, patio doors leading into the garden.

**Sitting Room** 27' 3" x 10' 10" (8.30m x 3.30m)  
Triple aspect, patio doors leading into the garden, feature fireplace.

**Cloakroom** 7' 6" x 3' 4" (2.28m x 1.02m)  
Front aspect, low level WC, wash hand basin.



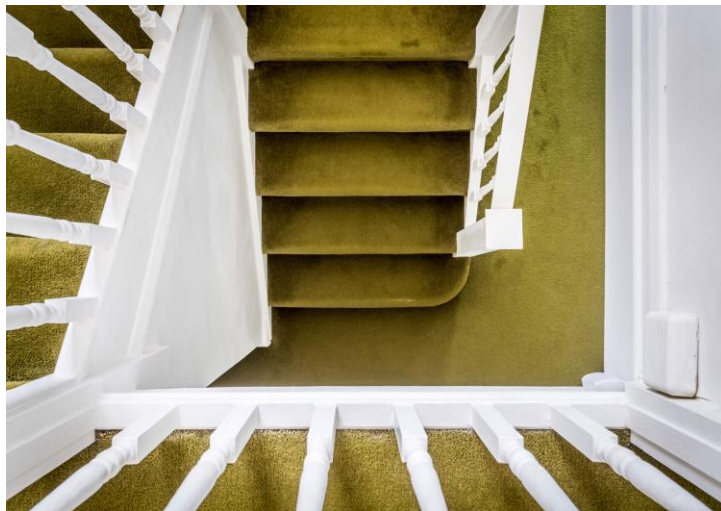


**Bedroom 1 13' 6" x 11' 5" (4.11m x 3.48m)**

Rear aspect, built in wardrobes.

**En-suite 6' 1" x 5' 2" (1.85m x 1.57m)**

Front aspect, tiled walls, wall mounted wash hand basin, low level WC, corner shower with handheld attachment, heated towel rail.



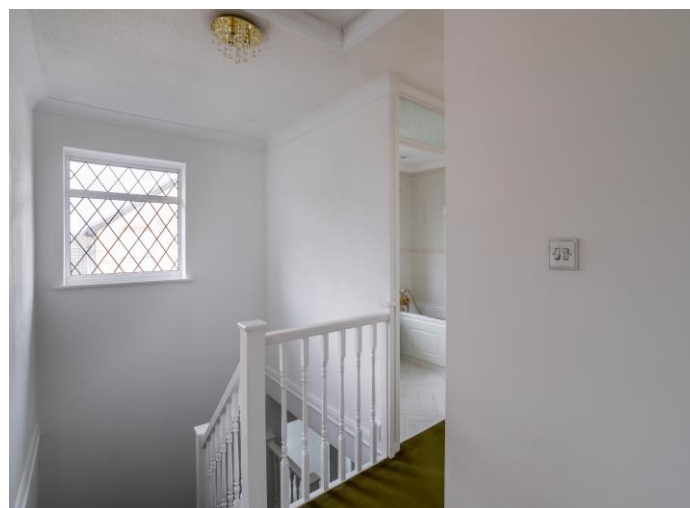


**Bedroom 2** 11' 0" x 10' 5" (3.35m x 3.17m)  
Rear aspect, built in wardrobes.

**Bedroom 3** 11' 0" x 9' 2" (3.35m x 2.79m)  
Front aspect, built in wardrobes.

**Bedroom 4** 8' 9" x 7' 6" (2.66m x 2.28m)  
Rear aspect, built in wardrobes.

**Family Bathroom** 6' 9" x 6' 0" (2.06m x 1.83m)  
Front aspect, tiled walls, wash hand basin on vanity unit,  
low level WC, panelled bath with handheld shower  
attachment.





**Rear Garden** 53' 7" x 30' 4" (16.32m x 9.24m)

South facing, low maintenance garden with mature shrubs, large patio area.

**Garage** 17' 3" x 16' 6" (5.25m x 5.03m)

Two garages with a door at the rear of one leading to garden.






Approximate Gross Internal Area = 135.53 sq m / 1459 sq ft

Garage = 26.38 sq m / 284 sq ft

Total = 161.91 sq m / 1743 sq ft

 = Reduced headroom below 1.5m / 5'0

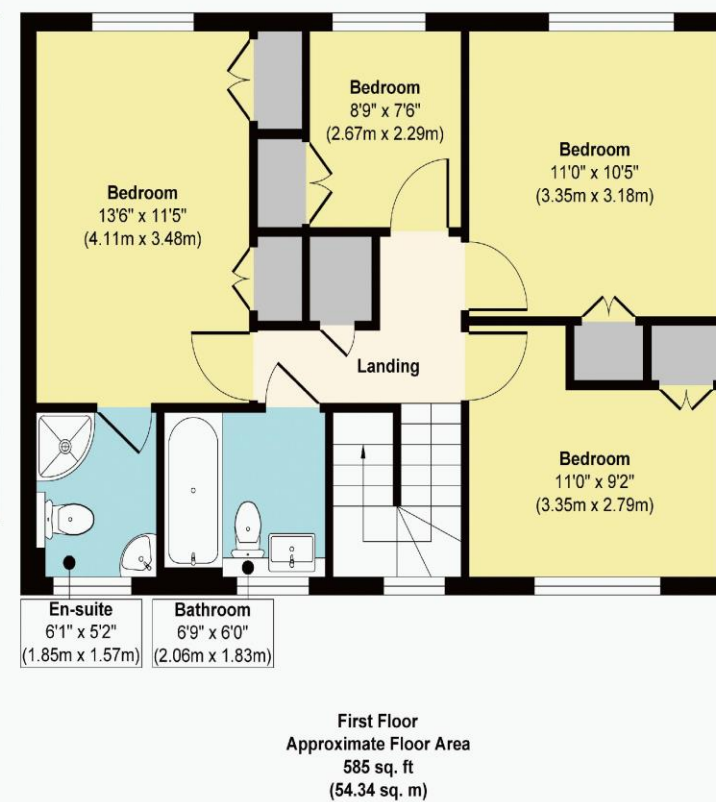
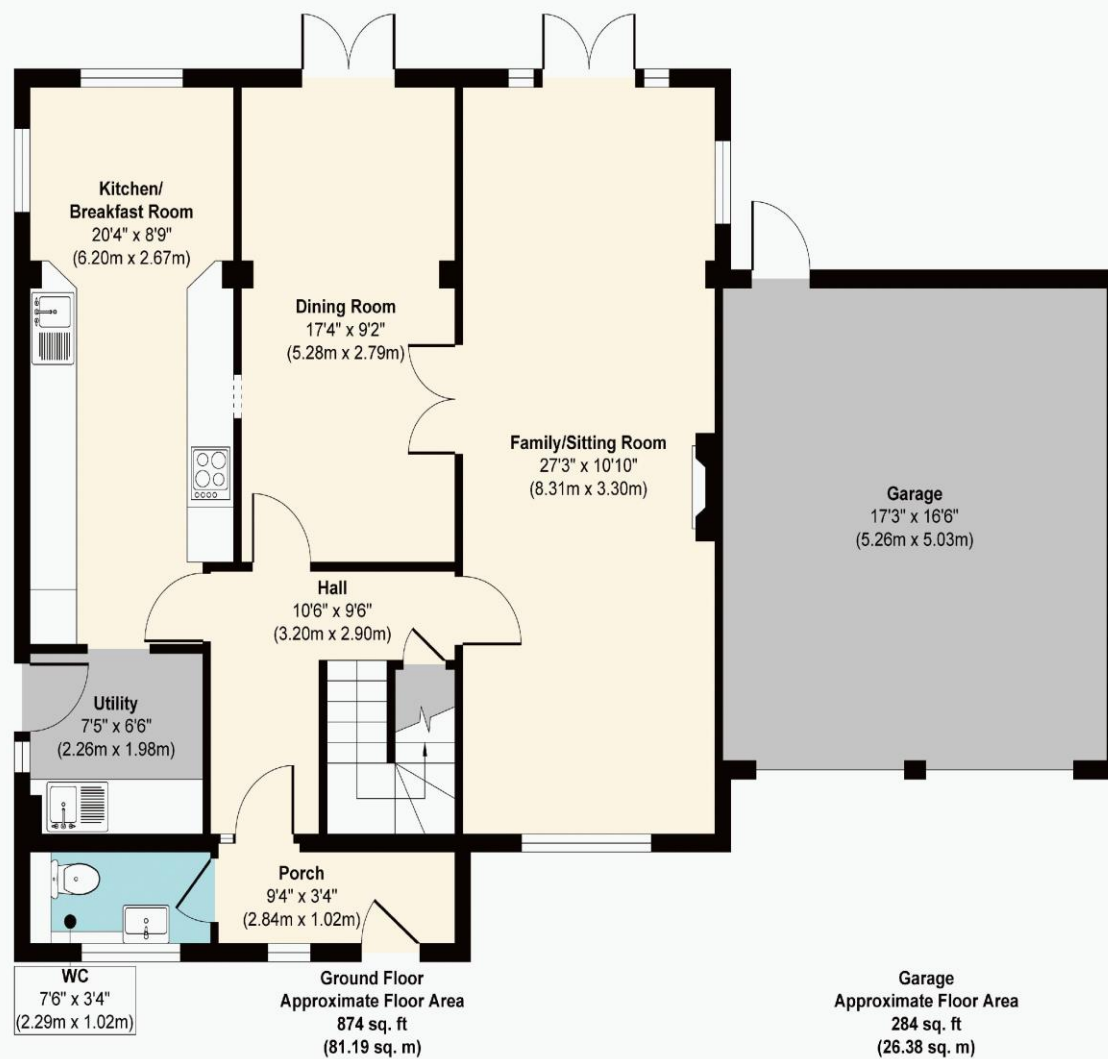


Illustration for identification purposes only, measurements are approximate, not to scale.



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

HENLEY HOMES

0203 873 2700

info@henleyhomes.agency | [www.henleyhomes.agency](http://www.henleyhomes.agency)