



Henley Avenue, North Cheam, SM3 9SA

welcome to

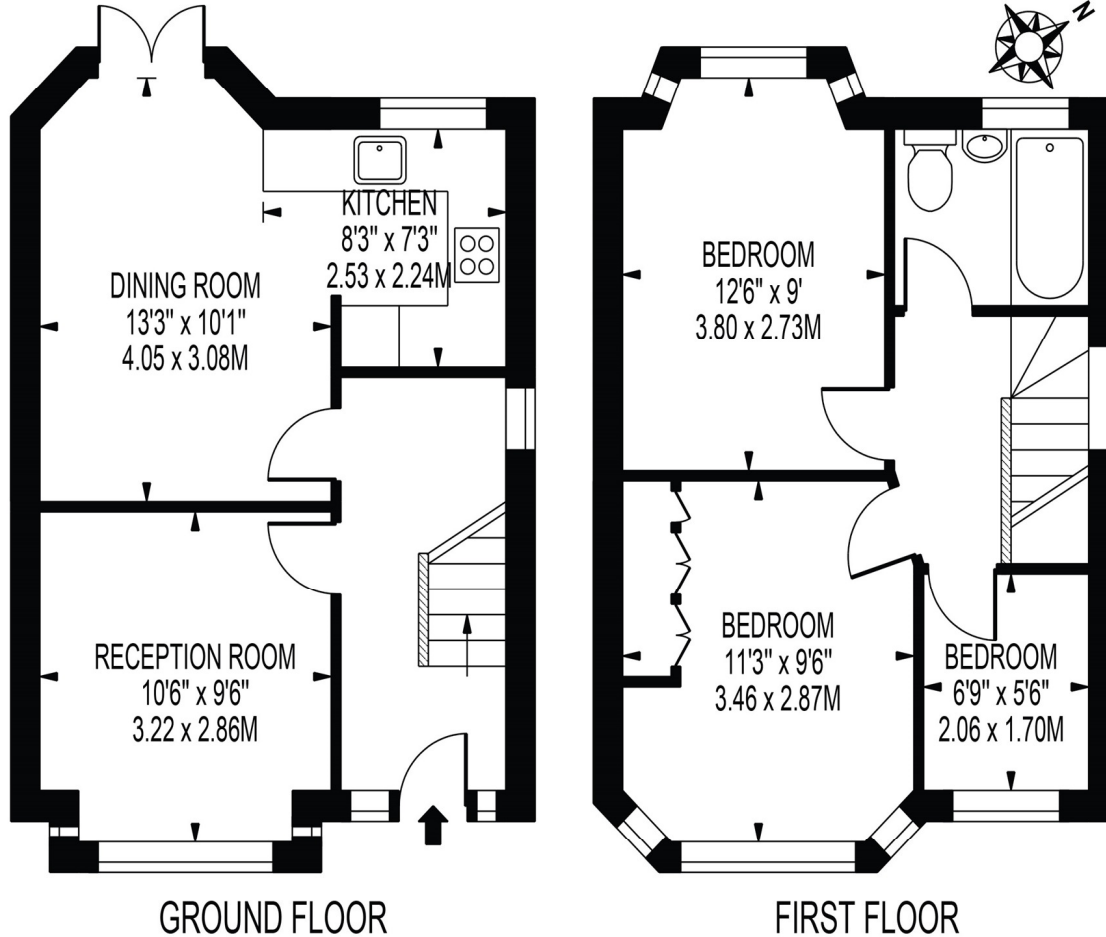
Henley Avenue, North Cheam

An absolutely stunning three-bedroom end terrace family home in a popular location close to great local schools. This super house enjoys generous and stylish living space. There is a lovely, landscaped rear garden and off-road parking to the front.



HENLEY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 705 SQ FT - 65.54 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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The local area enjoys several 'Outstanding' schools including St Cecilia's & Cheam Park Farm Primary schools and Cheam High. The property is close to Worcester Park & North Cheam located on the borders of Surrey & Southwest London. Located just 10 miles from Central London, it is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes. Cheam Leisure Centre is nearby, Worcester Park is located just off the A3, which offers road links to London, the M25 and both Gatwick & Heathrow Airports. Local bus services at North Cheam will get you to Morden's Northern Line Station in approx. 15 minutes.

Worcester Park attractive & bustling town centre enjoys a host of familiar brands including: Waitrose, a Sainsbury's Local, Pizza Express, Costa, Caffe Nero, Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and a diverse array of eateries. North Cheam includes a large Sainsbury's supermarket within 5 mins of the property. Young families are attracted to the area's plethora of high performing schools and no less than seven parks including the vast and picturesque Nonsuch Park.

welcome to

Henley Avenue, North Cheam

- Beautifully Presented Family Home
- Three Bedroom End of Terrace House
- Generous Living Room
- Stunning Kitchen-Dining Room
- Stylish Family Bathroom with White Suite

Tenure: Freehold EPC Rating: D

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP107735



Property Ref:
WCP107735 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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