



**Henley Avenue, North Cheam, SM3 9SA**

**welcome to**

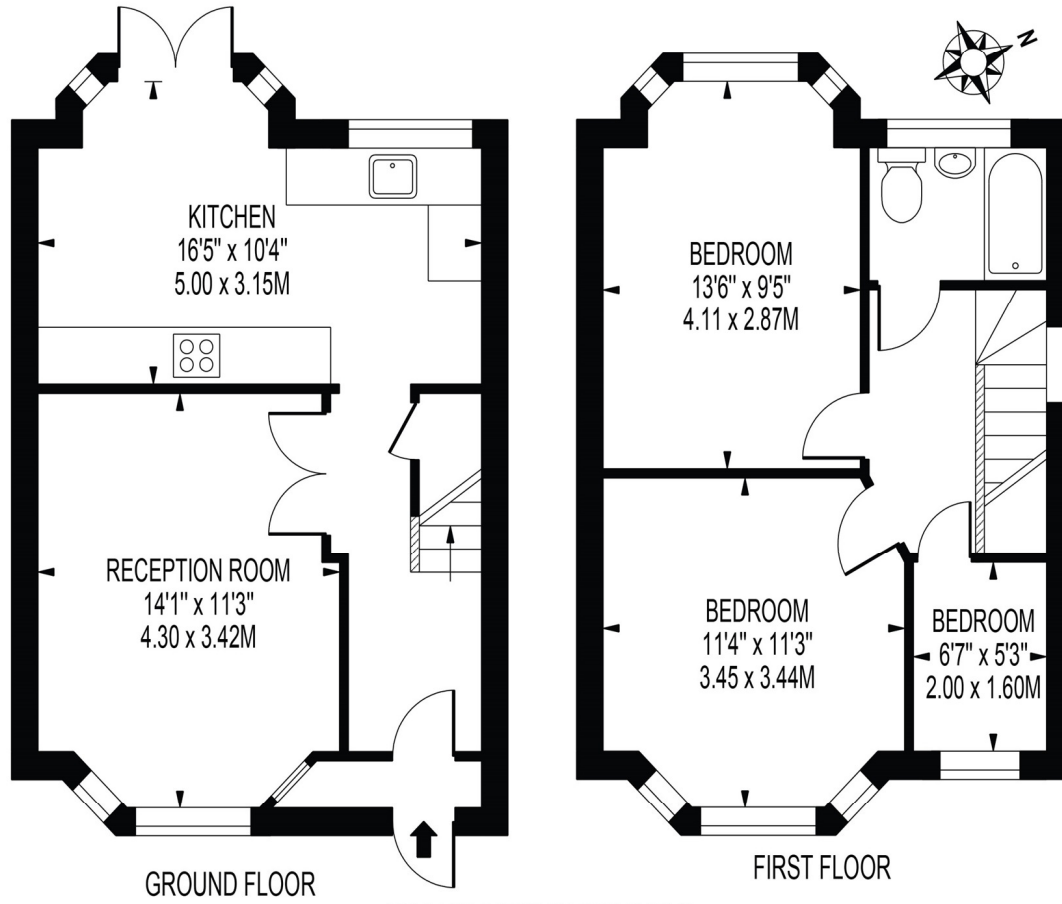
**Henley Avenue, North Cheam**

A very well presented 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 large & pretty rear garden and off-road parking to the front.



# HENLEY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 760 SQ FT - 70.60 SQ M



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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.

A very well presented 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 large & pretty rear garden and off-road parking to the front.

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

- Very Well Presented Family Home
- Three Bedroom End of Terrace House
- Generous Living Room
- Super Kitchen-Dining Room
- Stylish Family Bathroom with Underfloor Heating

Tenure: Freehold EPC Rating: Awaited

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/WCP107814](https://barnardmarcus.co.uk/Property/WCP107814)



Property Ref:  
WCP107814 - 0002

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barnard marcus



**020 8330 0141**



[WorcesterPark@barnardmarcus.co.uk](mailto:WorcesterPark@barnardmarcus.co.uk)



67 Central Road, WORCESTER PARK, Surrey,  
KT4 8EB



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)