



Senhouse Road, Sutton

The **PERSONAL** Agent

Offers In Excess Of £725,000 Freehold

- Detached family home
- Set on a popular residential family road
- Three spacious bedrooms
- Two spacious reception rooms
- Bright family kitchen
- Modern family bathroom with additional downstairs w.c
- Landscaped Front and rear gardens
- Garage
- Close walk to local amenities
- Viewing by appointment only

A well presented three bedroom detached family home featuring a private driveway and detached garage, offering excellent potential for future extension (STPP). Ideally located within a short walk of the vibrant North Cheam High Street, this property combines convenience with strong long term appeal.

The property is approached via a lawned front garden with a block paved driveway providing generous off street parking and access to a detached garage and a secure gated pathway leading to the rear garden. You enter the home via an enclosed entrance porch opening into a generously sized hallway.

The ground floor offers bright, spacious accommodation, including a welcoming lounge with a large double glazed bay window to the front aspect



and a separate dining/ family room with double-glazed French doors opening onto the secluded rear garden. Adjacent is a fully fitted kitchen with a matching range of wall and base units, contrasting worktops, and space for appliances, along with handy access to a downstairs w.c.

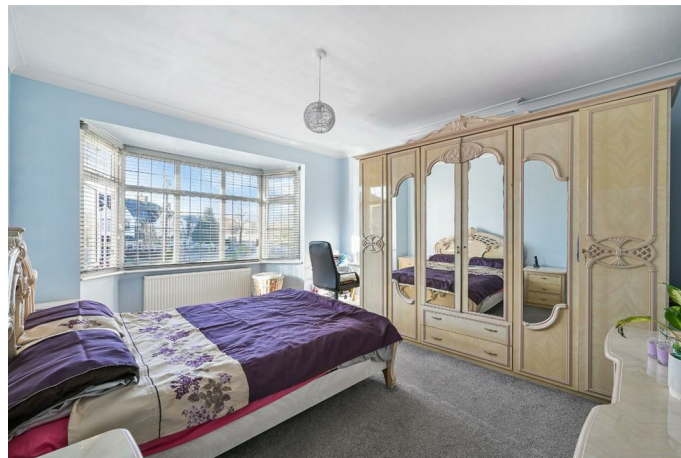
Upstairs, the landing leads to three well proportioned bedrooms, each with double glazed windows and radiators. A modern family bathroom with separate w.c complete the first floor.

The rear garden is a standout feature beautifully maintained and thoughtfully landscaped. A generous paved terrace provides an ideal seating area, leading to a level lawn bordered by mature flowerbeds filled with a variety of plants, shrubs, and trees. Secure side access connects the garden to the garage and front driveway.

The property is situated near both North Cheam High Street, Cheam Village and Worcester Park town centre with its excellent shopping facilities, bars and restaurants. Cheam mainline station is also nearby with fast and frequent rail services to London terminals as are the wide open spaces of Nonsuch Park.

By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

Tenure - Freehold
Council tax band - D

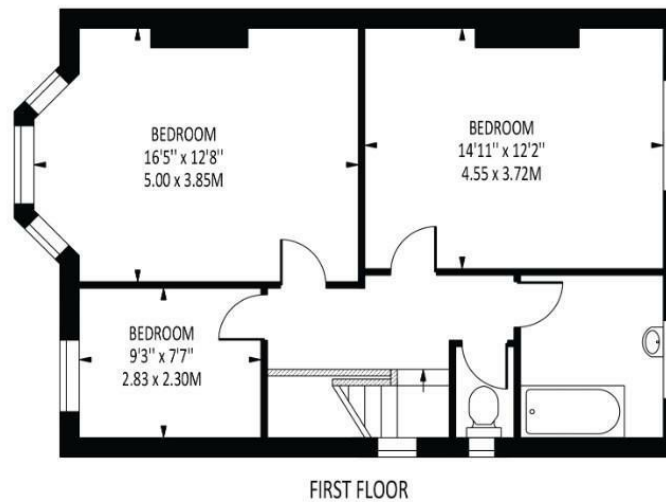
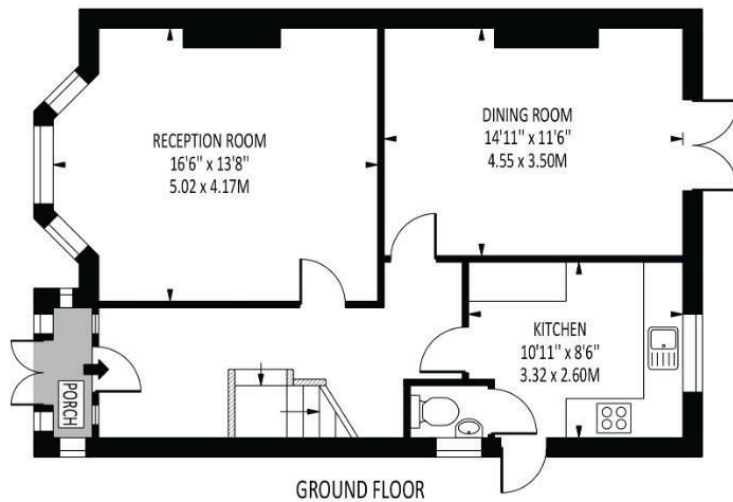
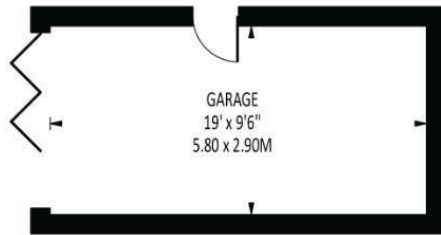




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Total Area: 1433 SQ FT • 133.16 SQ M
(Including Garage)
Garage Area : 181 SQ FT • 16.82 SQ M



Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

