



Senhouse Road, Sutton

The **PERSONAL** Agent

Guide Price £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.

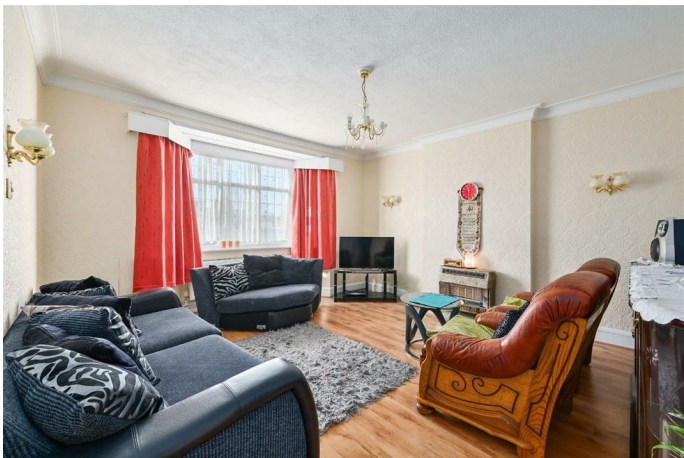
Upstairs, the landing leads to three well proportioned bedrooms, each with double glazed windows and radiators. A modern family bathroom with separate w.c complete the first floor.

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

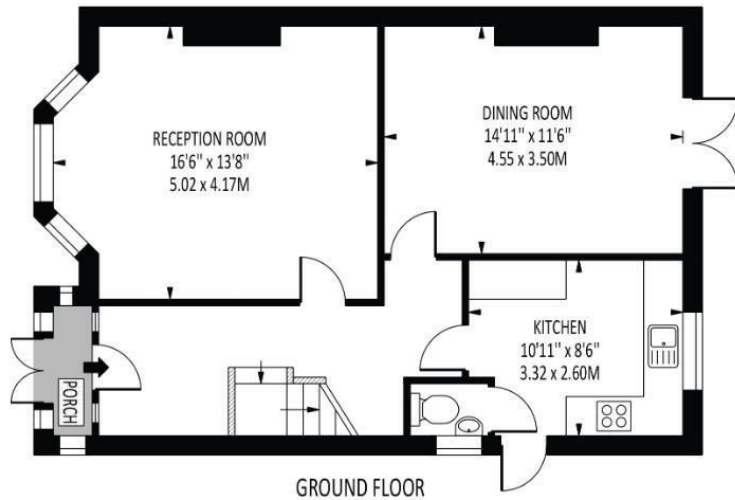
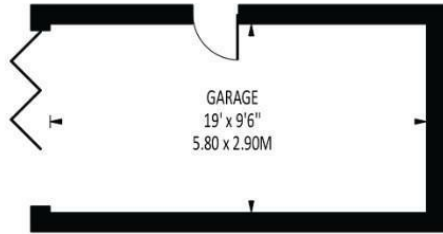




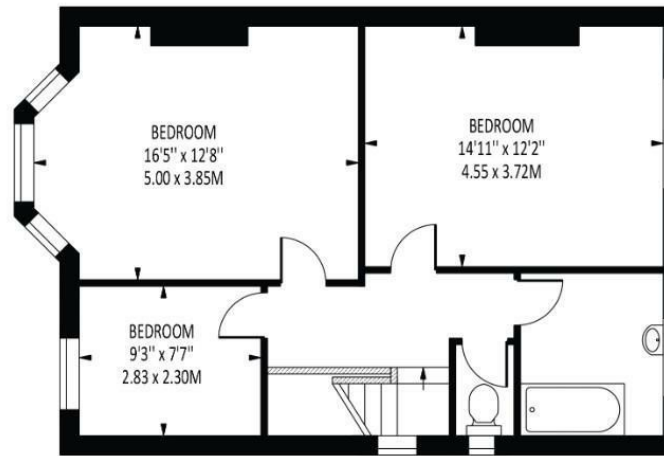
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Total Area: 1433 SQ FT • 133.16 SQ M
(Including Garage)
Garage Area : 181 SQ FT • 16.82 SQ M



GROUND FLOOR



FIRST FLOOR

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			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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