



Henley Avenue, Sutton, SM3 9SG

OIEO £525,000

Ideally located this 3 bedroom semi detached house within walking distance to Cheam Village with shops restaurants and well regarded schools. Sutton Town Centre is close by offering a larger array of shops and amenities including Sutton main line and west Sutton stations with excellent links into central London.

3 Bedrooms · 2 bathrooms ·
Open plan Lounge / Diner · 70' garden with patio

Accommodation

Entrance hall leads to open plan lounge / diner which has access to the rear garden. The extended kitchen / breakfast area with fitted units and granite worktops overlooking rear garden. There is a study / fourth bedroom with shower room including wc and basin.

Accommodation

Stairs leading to first floor landing two double bedrooms and a single bedroom as well as family bathroom. There is also stairs leading up to a loft space that is ideal for storage.

Outside

Rear garden extends to approximately 70' with patio area. Front driveway for Off Street Parking for two vehicles





Council Tax - D
Tenure - Freehold

54-56 High Street
Cheam Village
Surrey
SM3 8RW

0208 642 4249
admin@cromwellscheam.co.uk

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing (information) as being factually accurate about the property, its condition or value. Neither

Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		



