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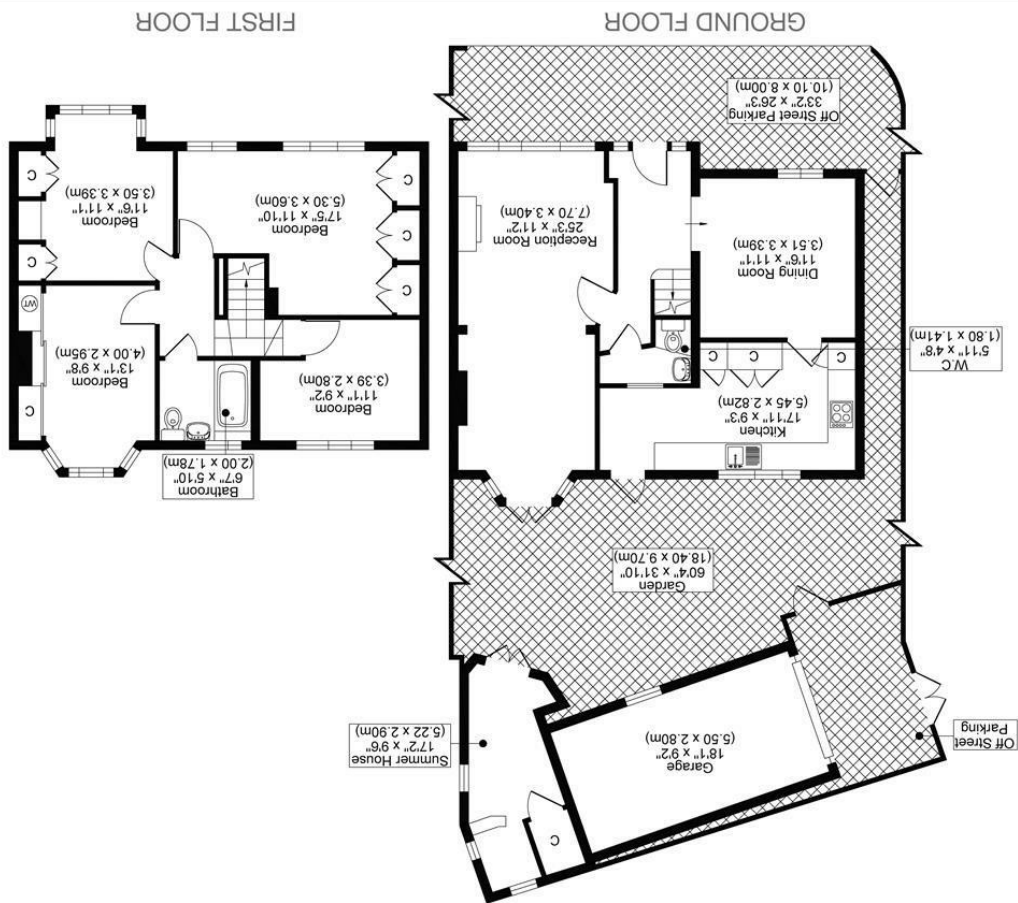
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



HENLEY AVENUE, SM3  
TOTAL APPROX FLOOR PLAN INCLUDING GARAGE & SUMMER HOUSE AREA 1528 SQ.FT (142 SQ.M)  
TOTAL APPROX FLOOR PLAN EXCLUDING GARAGE & SUMMER HOUSE AREA 1270 SQ.FT (118 SQ.M)



CHRISTIES





**\*\*GUIDE PRICE £725,000 - £765,000 \*\***  
NESTLED ON THE PICTURESQUE HENLEY AVENUE IN THE HEART OF CHEAM, SUTTON, THIS DELIGHTFUL FOUR-BEDROOM END-TERRACE HOME OFFERS THE PERFECT BLEND OF CHARACTER, COMFORT, AND MODERN LIVING – MAKING IT AN IDEAL CHOICE FOR GROWING FAMILIES AND PROFESSIONALS ALIKE.

STEP INSIDE, AND YOU ARE WELCOMED BY TWO GENEROUSLY SIZED RECEPTION ROOMS, THOUGHTFULLY DESIGNED TO CATER TO BOTH RELAXATION AND ENTERTAINING. THE COSY LOUNGE PROVIDES A PERFECT RETREAT AFTER A LONG DAY, WHILE THE BRIGHT AND INVITING DINING ROOM SETS THE STAGE FOR MEMORABLE FAMILY MEALS AND GATHERINGS.

THE PROPERTY ALSO BOASTS A MODERN FAMILY BATHROOM, ENSURING THAT BUSY MORNING ROUTINES RUN SEAMLESSLY FOR EVERYONE. THE WELL-PLANNED LAYOUT MAXIMISES BOTH SPACE AND FUNCTIONALITY, MAKING THIS A PRACTICAL AND COMFORTABLE HOME FOR EVERYDAY LIVING.

OUTSIDE, THE HOME CONTINUES TO IMPRESS WITH A LARGE PRIVATE DRIVEWAY OFFERING AMPLE SPACE FOR SEVERAL CARS. TO THE REAR, YOU WILL FIND A GOOD-SIZED GARDEN, PERFECT FOR OUTDOOR DINING, CHILDREN’S PLAY, OR SIMPLY RELAXING IN THE SUNSHINE. COMPLEMENTING THIS SPACE IS A VERSATILE SUMMER HOUSE – IDEAL AS A HOME OFFICE, GYM, OR CREATIVE STUDIO – ALONG WITH A SPACIOUS GARAGE PROVIDING EXCELLENT STORAGE OR WORKSHOP POTENTIAL.

- CLOSE TO HIGHLY REGARDED SCHOOLS, LOCAL AMENITIES, AND BEAUTIFUL PARKS
- LARGE DRIVEWAY & REAR GARDEN
- CHARMING FOUR-BEDROOM HOME
- COUNCIL TAX BAND E
- EPC RATING D

