



  
HENLEY HOMES

April Cottage | The Drive  
South Cheam | Surrey SM2 7DJ |





The Drive is set within one of the most sought-after tree lined private roads in the heart of South Cheam. April Cottage is a quaint detached character residence which has a bold frontage providing parking for numerous cars. This loved family home is set within an estate of 0.4 of an acre. The ground floor comprises of two reception rooms, a bedroom with shower unit, cloakroom, kitchen with adjoining utility. The first floor has two bedrooms and a family bathroom. Externally the rear garden measures nearly 150ft with a mature and varied range of planting. This stunning cottage has huge potential to extend and has the advantage of approved planning permission.



**Kitchen 10' 3" x 9' 1" (3.12m x 2.77m)**

Double aspect, ceramic tiled floor, high and low level storage, integrated fridge, electric oven with extractor hood.

**Utility room 11' 3" x 8' 4" (3.43m x 2.54m)**

Rear aspect, space for washing machine, dishwasher, tumble dryer and fridge/freezer.







**Sitting Room** 20' 5" x 14' 3" (6.22m x 4.34m)  
Double aspect, feature fireplace with marble hearth, patio doors leading into the garden.

**Dining Room** 16' 8" x 12' 7" (5.08m x 3.83m)  
Rear aspect, quarry tiled window cills, brick fireplace.





**Bedroom 3** 12' 7" x 9' 2" (3.83m x 2.79m)

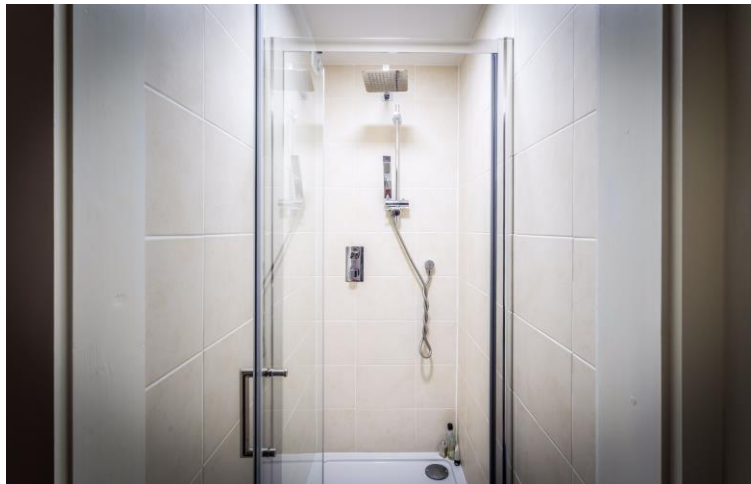
Double aspect.

**En-suite**

Shower cubicle with ceramic tiled walls and floors, wall mounted rain water shower head, separate hand held attachment.

**Cloakroom**

Front aspect, low level WC, wall mounted wash hand basin.





**Bedroom 1** 16' 7" x 12' 8" (5.05m x 3.86m)  
Double aspect, large bay window, fitted wardrobes and makeup area with fitted drawers.

**Bedroom 2** 12' 8" x 9' 2" (3.86m x 2.79m)  
Rear aspect, bay window, fitted wardrobes.

**Family Bathroom** 10' 3" x 5' 1" (3.12m x 1.55m)  
Double aspect, low level WC, wash hand basin on pedestal, corner bath, part tiled walls.





**Workshop 9' 1" x 6' 5" (2.77m x 1.95m)**  
Side aspect.

**Garage 16' 4" x 9' 1" (4.97m x 2.77m)**  
Side aspect.

**Front garden 76' 0" x 52' 0" (23.15m x 15.84m)**

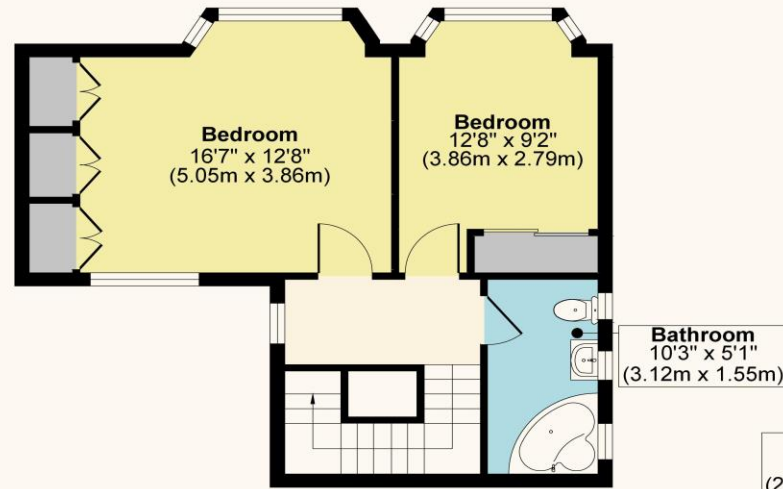




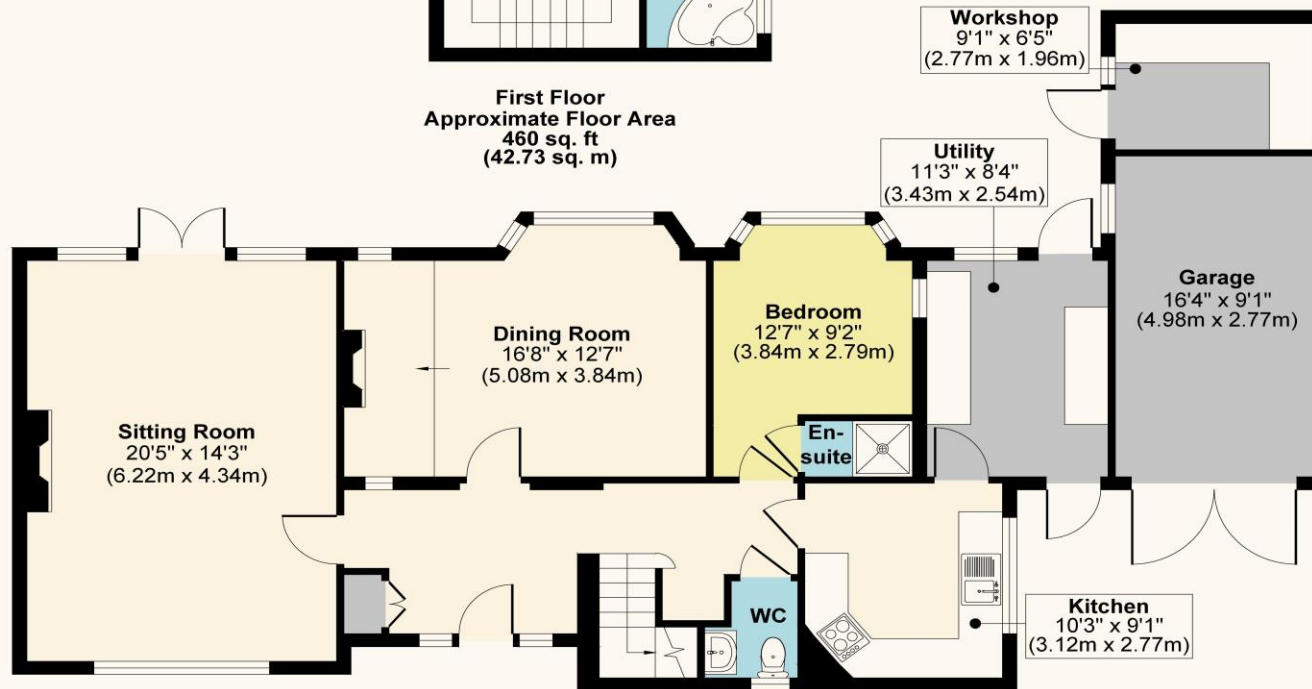
Rear Garden 148' 0" x 76' 0" (45.08m x 23.15m)







**First Floor**  
Approximate Floor Area  
460 sq. ft  
(42.73 sq. m)

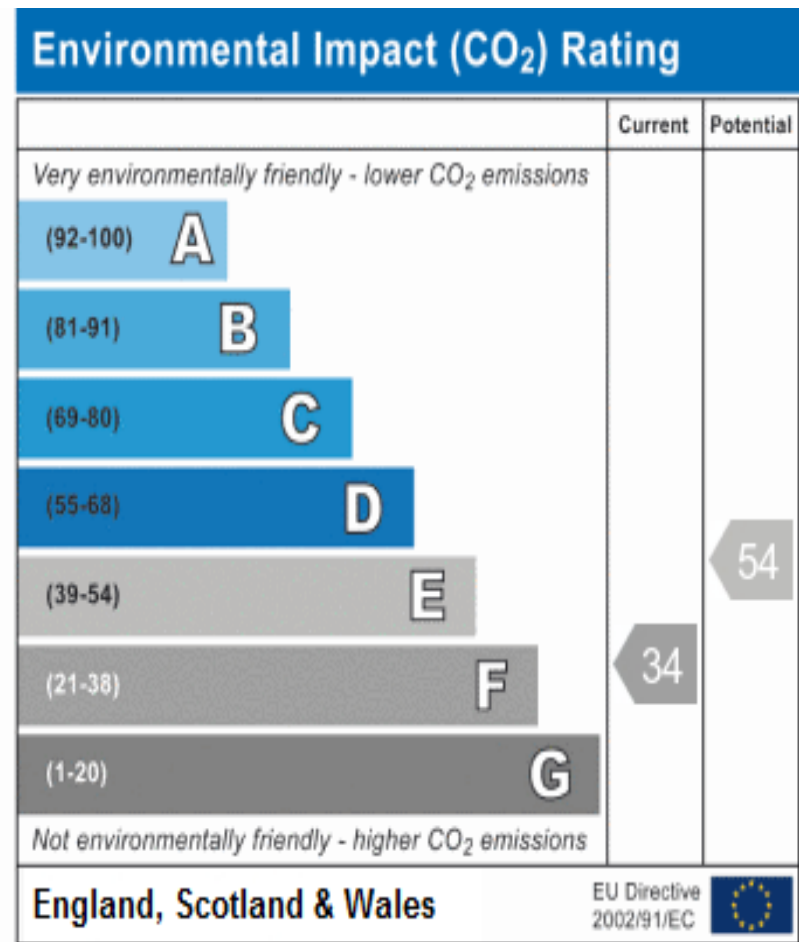
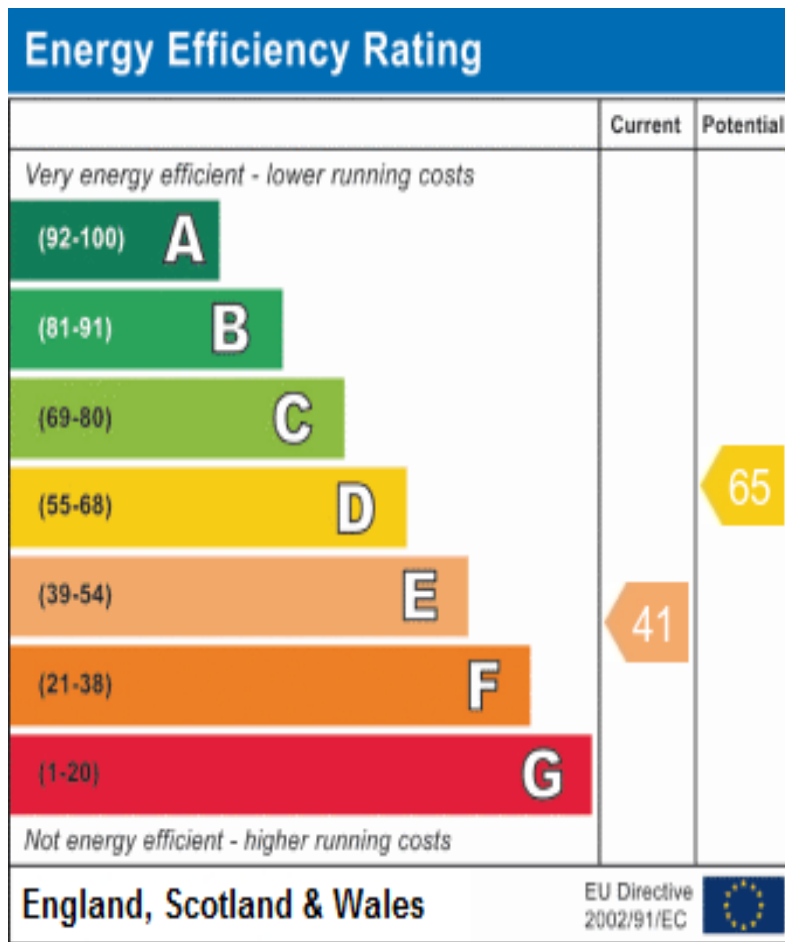


**Ground Floor**  
Approximate Floor Area  
993 sq. ft  
(92.25 sq. m)

**Approx. Gross Internal Floor Area 1453 sq. ft / 134.98 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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