




HENLEY HOMES

Flat 9, Field View | Cheam Road
Cheam | Surrey SM2 7LQ |



HENLEY HOMES ESTATE AGENT - Welcome to your dreamy two-bedroom sanctuary tucked away in the picturesque neighbourhood of Cheam! You'll be swept off your feet as you step inside this first-floor luxury apartment and bask in the warmth of its cosy underfloor heating system. Imagine unwinding in the vibrant sitting/dining area as sunlight streams in through the patio door, illuminating the space before you venture out to your very own private balcony, just perfect for coffee breaks and leisurely conversations. Cook up a storm in the stunning open-concept kitchen, fully equipped with top-of-the-line NEFF gadgets, and enjoy the convenience of a hot water tap at your fingertips. Choose between indulging in the sleek ensuite shower – complete with a separate handheld attachment – or enjoying the walk-in shower in the second bathroom. Every detail has been thoughtfully crafted to provide a sublime living experience. Adventurous spirits and commuting professionals, rejoice! Field View is situated within a comfortable stroll from both Cheam and East Ewell train stations, making it a breeze to embark on jaunts to London Bridge and London Victoria. And for those who prefer to hit the road, the A3 is a mere 4 miles away. Ready to discover the perfect blend of comfort and convenience? Seize the moment and make Field View your new home – where London Victoria is only a 40-minute journey from your doorstep.

Kitchen 10' 8" x 6' 2" (3.25m x 1.88m)

Integrated electric oven and microwave oven, washer/dryer, dishwasher and fridge/freezer. All appliances are NEFF. Induction hob with extractor fan, hot water tap, calcutta storm quartz worktop, high and low level storage, underfloor heating, luxury herringbone vinyl flooring, sky light.

Sitting / Dining Room 20' 1" x 12' 6" (6.12m x 3.81m)

Front aspect, bay window, underfloor heating, luxury herringbone vinyl flooring, doors leading onto balcony.

Bedroom 1 12' 6" x 9' 4" (3.81m x 2.84m)

Front aspect, underfloor heating, luxury herringbone vinyl flooring. (wardrobes extra)

En-suite 9' 4" x 3' 0" (2.84m x 0.91m)

Porcelain tiled walls and floor, wall mounted sink with brass mixer taps, recessed lit mirror cupboard, low level WC, shower with hand held shower attachment, heated towel rail, all bathroom fittings are gold/brass, underfloor heating.

Bedroom 2 14' 4" x 8' 8" (4.37m x 2.64m)

Front aspect, underfloor heating, luxury herringbone vinyl flooring. (wardrobes extra)

Shower Room 6' 2" x 6' 0" (1.88m x 1.83m)

Porcelain tiled walls and floor, wall mounted sink with a mixer tap, recessed lit mirror cupboard, low level WC, walk in shower with wall mounted attachment and rainwater showerhead, heated towel rail, all bathroom fittings are gold/brass, underfloor heating.

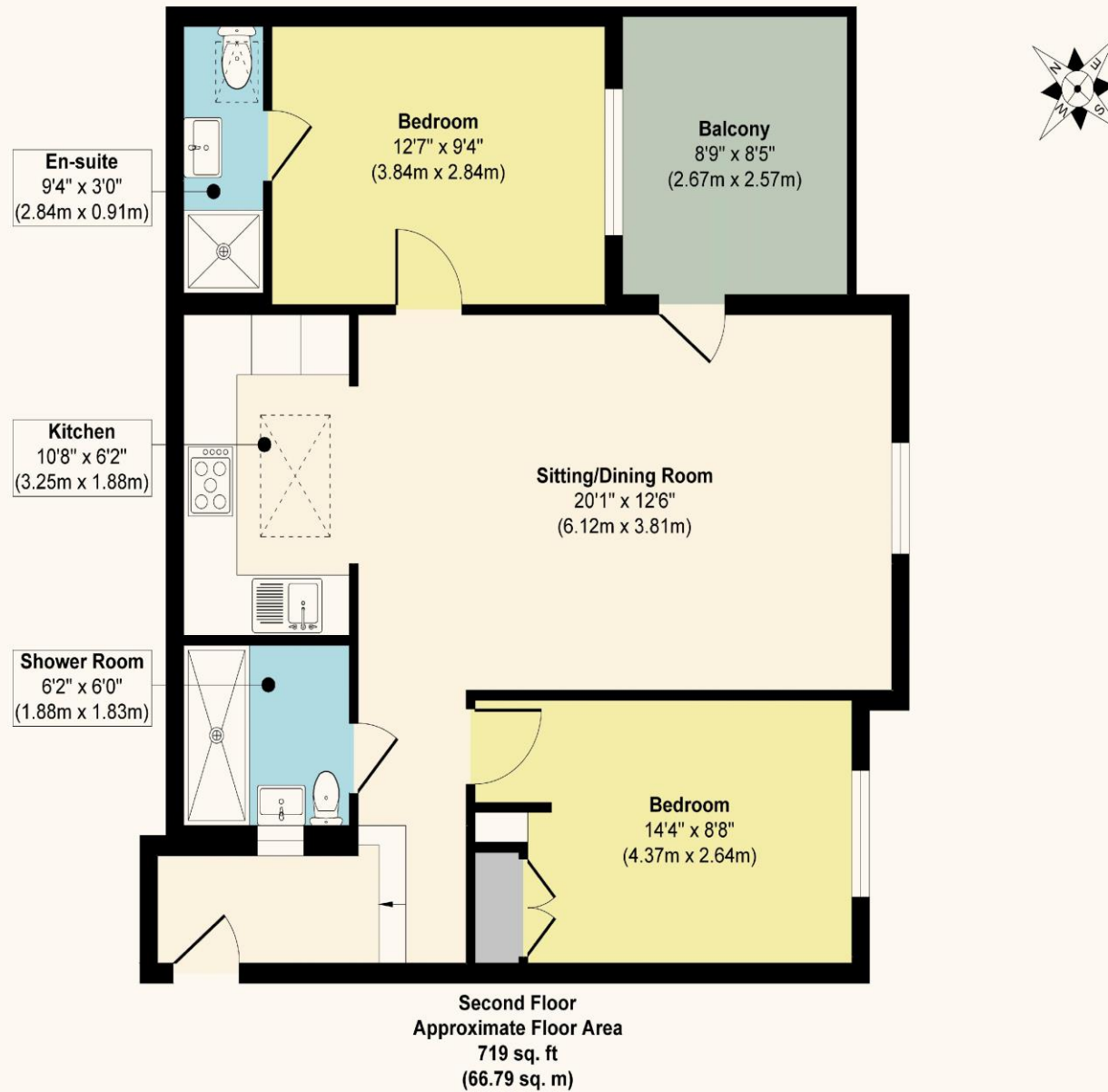
Balcony 8' 9" x 8' 5" (2.66m x 2.56m)

Front aspect, with french doors from sitting/dining room.



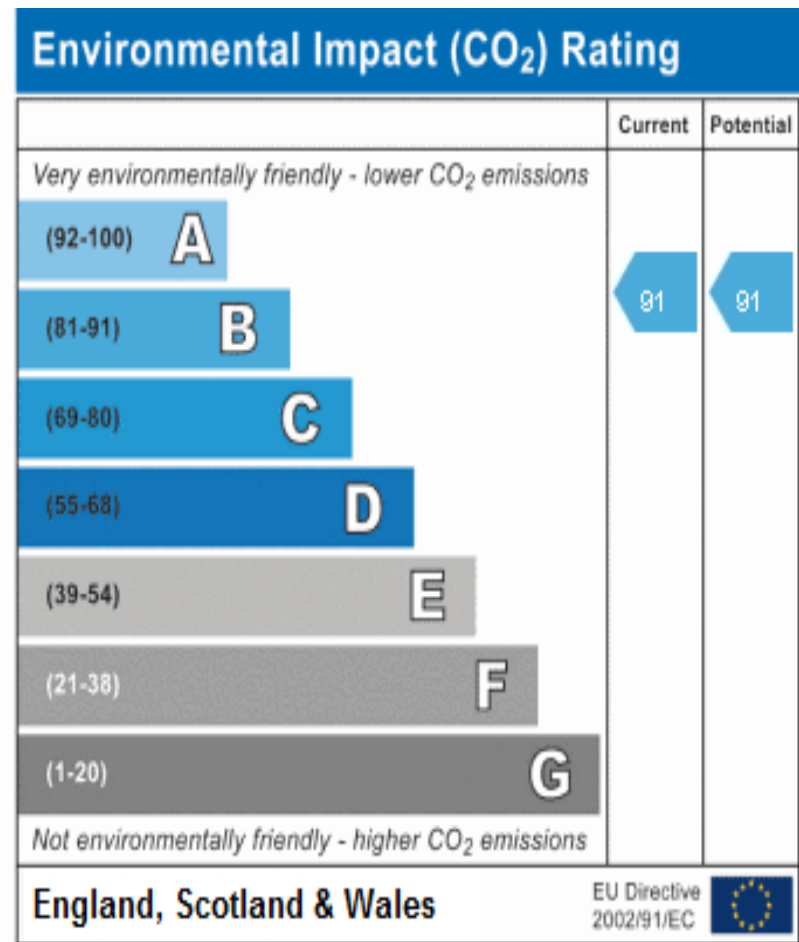
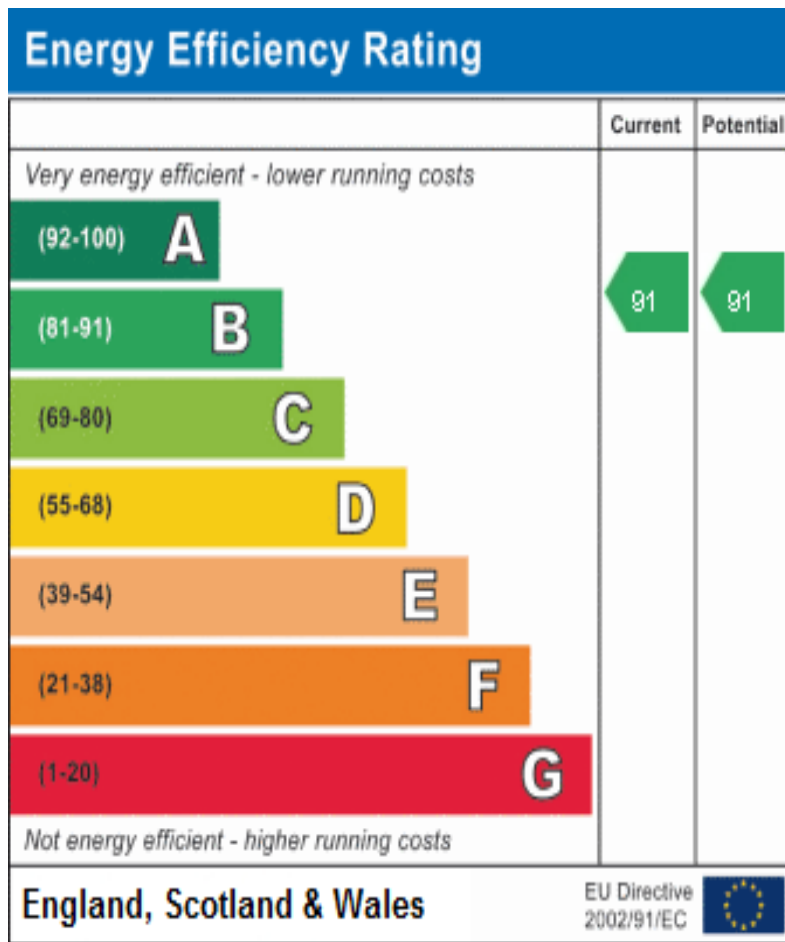


Flat 9 : Field View, SM2



Approx. Gross Internal Floor Area 719 sq. ft / 66.79 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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