



HENLEY HOMES

2 Wisteria Mews | South Cheam
Surrey | SM2 7AB |



A stunning contemporary lifestyle three storey semi-detached family residence, located in a quiet Mews, in the heart of South Cheam. The property has been built and designed to the most exacting of standards by Surrey's premier luxury property developer Mr MJ Harding. The overall accommodation provides an open plan kitchen / sitting / dining family area with bi-fold patio doors leading onto a manageable sized garden and patio area. The ground floor also provides a downstairs cloakroom. The first floor features a family bathroom, two large bedrooms one being en-suite and a utility cupboard. The second floor is taken with the master bedroom and en-suite with views overlooking Sutton Grammar playing fields from the bedroom. Externally the property has parking for two cars.

Kitchen / Sitting / Dining Room 31' 6" x 20' 0" (9.59m x 6.09m)

This modern day living open plan kitchen / sitting / dining room is double aspect. The fully fitting kitchen has high and low level storage, Neff appliances comprising of a dishwasher, fridge/freezer, large gas hob with extractor hood, electric oven and microwave oven, there is also the ever 'must have' quooker hot water tap. The work surfaces are silestone. The ground floor has wood flooring benefiting from underfloor heating. The rear bi-folds open out onto a view with the 'wow' factor.

Cloakroom

Side aspect, low level WC, wash hand basin, wood flooring.





Utility room / Airing Cupboard

Housing washing machine and tumble dryer.

Bedroom 3 11' 11" x 11' 11" (3.63m x 3.63m)

Front aspect, air conditioning, built in wardrobes.

Family Bathroom

Front aspect, marble effect porcelain tiled floor and part tiled walls, marble tiled panelled bath with shower attachment and screen. low level WC, wash hand basin on a vanity unit, underfloor heating, heated towel rail.



Bedroom 2 17' 1" x 11' 11" (5.20m x 3.63m)
Rear aspect, air conditioning, built in wardrobes.

En-suite

Velux window, marble effect porcelain tiled floor and part tiled walls. low level WC, wash hand basin on vanity unit, heated towel rail, power shower with separate hand held attachment, underfloor heating.





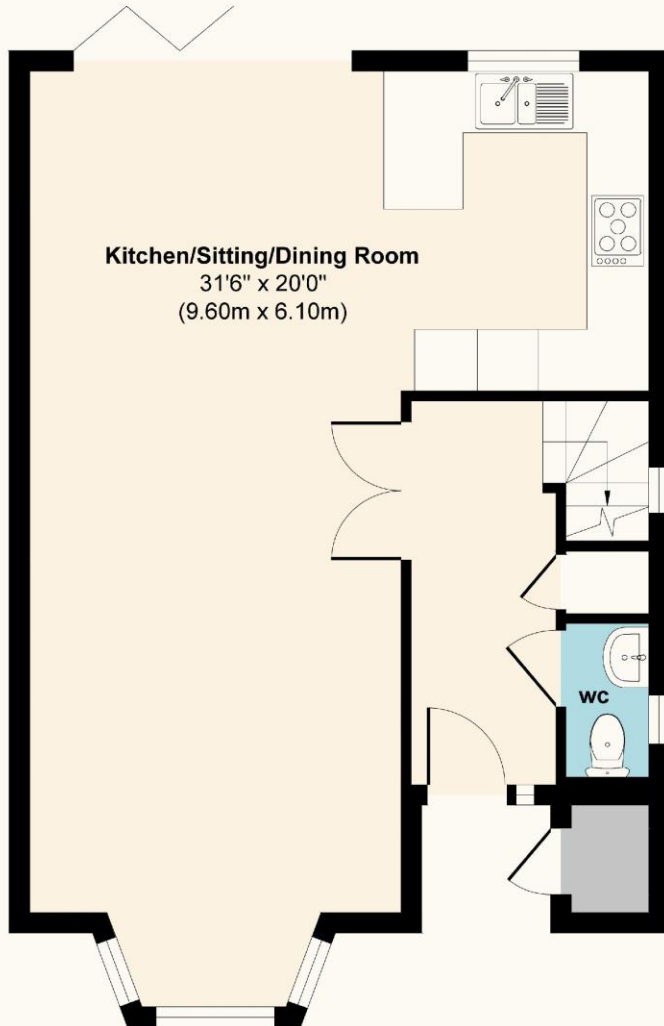
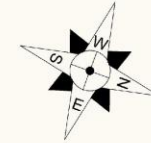
Master bedroom 19' 5" x 12' 0" (5.91m x 3.65m)
Rear aspect, fitted wardrobes, air conditioning, velux window.

En-suite
Rear aspect, marble effect porcelain tiled floor and part tile walls, underfloor heating, heated towel rail, wash hand basin on vanity unit, low level WC, power shower with separate shower attachment.

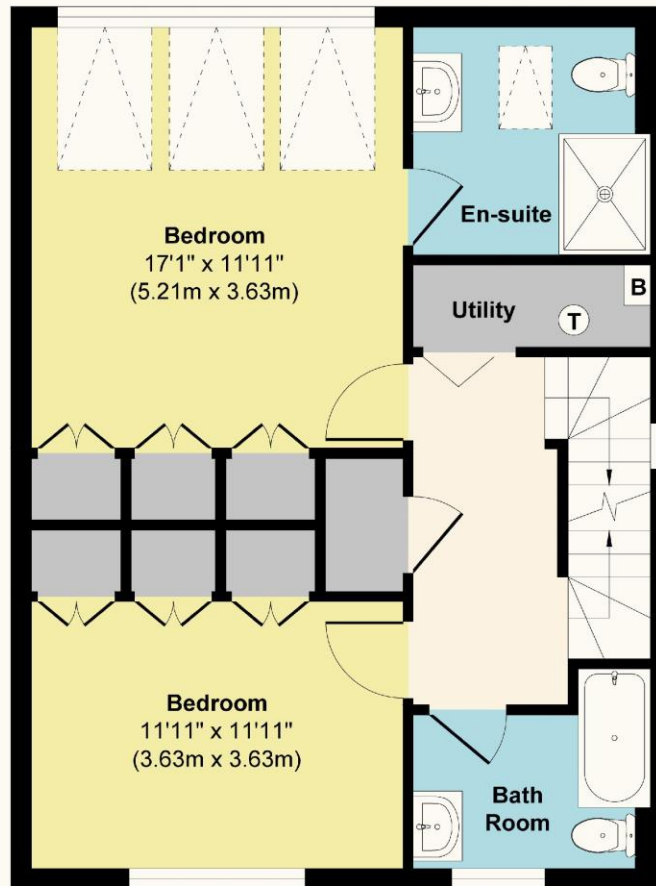




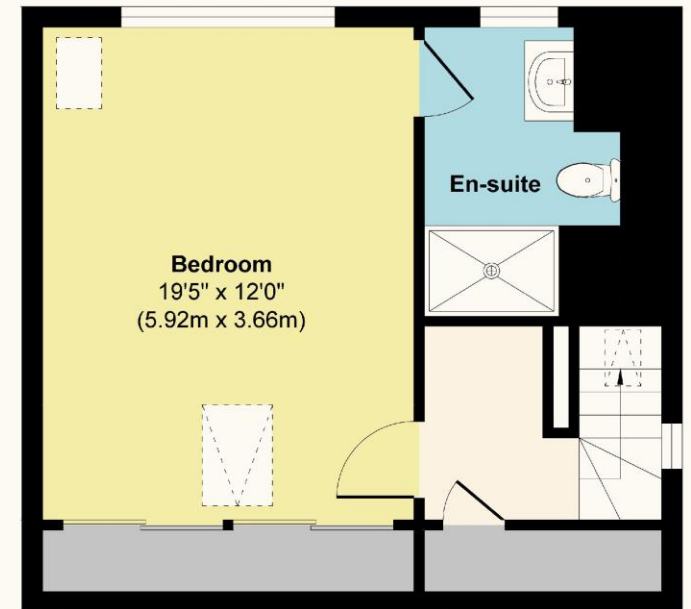
Wisteria Mews, SM2



Ground Floor
Approximate Floor Area
566 sq. ft
(52.58 sq. m)



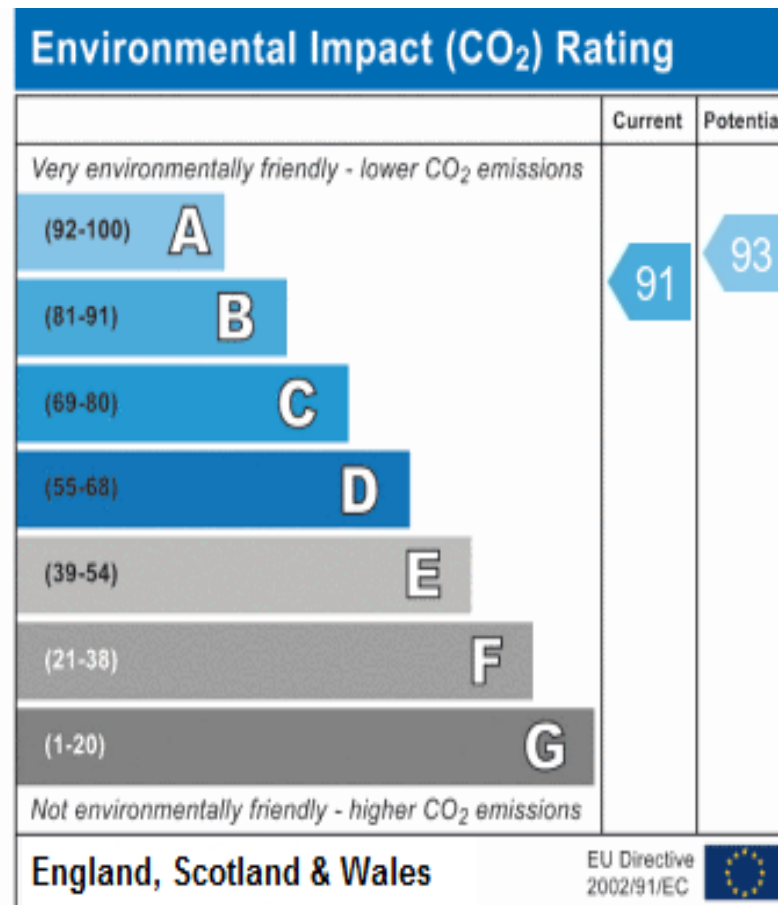
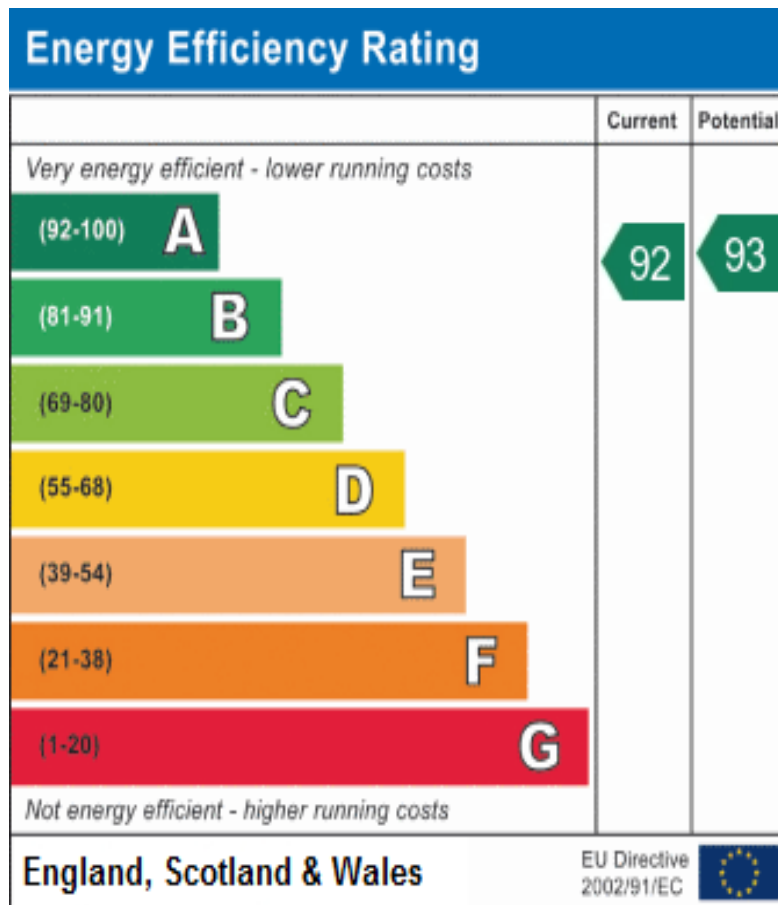
First Floor
Approximate Floor Area
548 sq. ft
(50.91 sq. m)



Second Floor
Approximate Floor Area
367 sq. ft
(34.09 sq. m)

Approx. Gross Internal Floor Area 1481 sq. ft / 137.58 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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0203 873 2700

info@henleyhomes.agency | www.henleyhomes.agency