




HENLEY HOMES

86 Burdon Lane South Cheam
Surrey | SM2 7BZ |



HENLEY HOMES ESTATE AGENT – Silverdale is a prestigious family home with just over 4,500 sq ft of living accommodation. Set within one of South Cheam's premier roads. With an impressive carriage driveway to house a multitude of cars, and an overall plot size of just over 0.5 acre. The ground floor provides an extremely spacious double aspect family room with bar, formal dining room, sitting room all with doors leading onto the patio and a light and bright kitchen/breakfast/family area and a fully equipped home office. The ground floor also provides a downstairs cloakroom, and separate utility. On the first floor there are five double bedrooms, four with en-suites and a further family bathroom. The second floor has two bedrooms and a shower room. There are also two large eaves storage spaces. The impressive rear garden has two patio areas leading to a wonderful lawn with shrubs, summer house and tennis court.

Entrance Hall 15' 0" x 15' 0" (4.57m x 4.57m)

Kitchen 14' 6" x 13' 7" (4.42m x 4.14m)

Rear aspect, high and low level storage, integrated microwave and wine rack, large rangemaster style double oven with extractor hood, integrated dishwasher and fridge.

Cloakroom

Side aspect, low level WC, wash hand basin on vanity unit, tiled floor and part tiled walls.

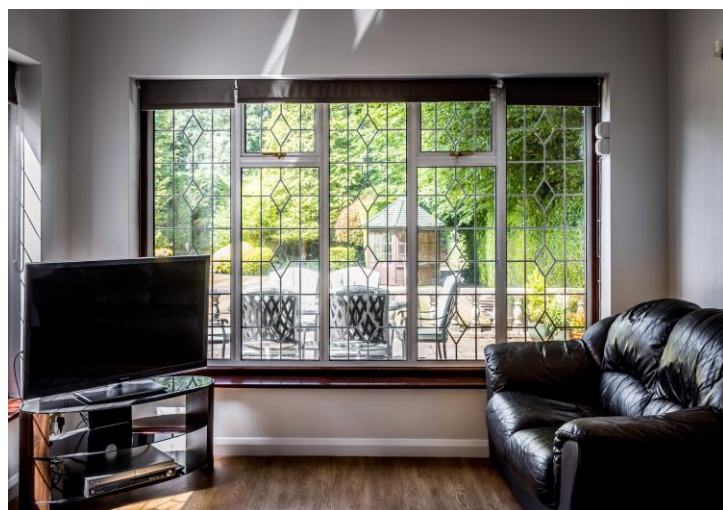




Breakfast Room 19' 3" x 11' 3" (5.86m x 3.43m)
Double aspect, double patio doors leading into garden.

Utility 10' 4" x 4' 8" (3.15m x 1.42m)
Rear aspect, door leading into garden, sink, high and low level storage, space for washing machine and tumble dryer.

Pantry 5' 5" x 4' 8" (1.65m x 1.42m)
Space for large American style fridge/freezer



Sitting Room 32' 6" x 15' 0" (9.90m x 4.57m)

Triple aspect, cornice, feature gas fireplace, fitted units with shelving, double doors leading onto patio area.

Dining Room 15' 3" x 15' 0" (4.64m x 4.57m)

Double aspect, solid wood herringbone flooring, feature fireplace, double doors leading onto patio area.

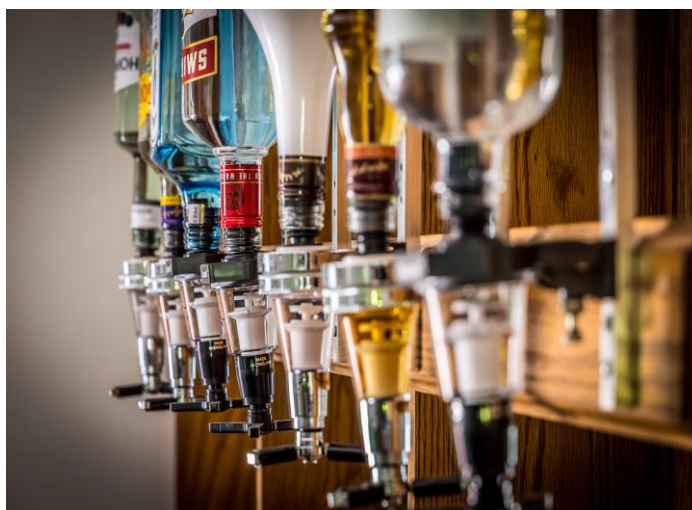
Study / Home Office 13' 9" x 8' 7" (4.19m x 2.61m)

Front aspect, part wood panelled wall, fitted office units with desk.





Family Room 38' 0" x 18' 1" (11.57m x 5.51m)
Double aspect, wooden dado rail, fitted bar, double patio doors leading onto patio area, fitted display units.



First Floor Landing

Front aspect, window seat, large shelved storage room.





Bedroom 1 15' 4" x 14' 5" (4.67m x 4.39m)
Double aspect, two sets of fitted wardrobes.

En-suite 1 15' 3" x 5' 6" (4.64m x 1.68m)
Double aspect, part ceramic tiled walls, tiled floor, heated towel rail, large wash hand basin on vanity unit, low level WC, large shower unit with wall mounted rainwater showerhead.

Bedroom 4 14' 0" x 11' 6" (4.26m x 3.50m)
Double aspect, fitted wardrobes.

En-suite 4 6' 4" x 3' 6" (1.93m x 1.07m)
Side aspect, part tiled walls, tiled floor, heated towel rail, wash hand basin on vanity unit, shower cubicle with wall mounted controls and hand held attachment, wall mounted rainwater showerhead.

Bedroom 5 14' 4" x 10' 8" (4.37m x 3.25m)
Rear aspect, fitted wardrobes, wash hand basin with vanity unit and storage shelves.



Bedroom 2 16' 8" x 11' 7" (5.08m x 3.53m)

Double aspect, fitted wardrobes.

En-suite 2 9' 10" x 3' 3" (2.99m x 0.99m)

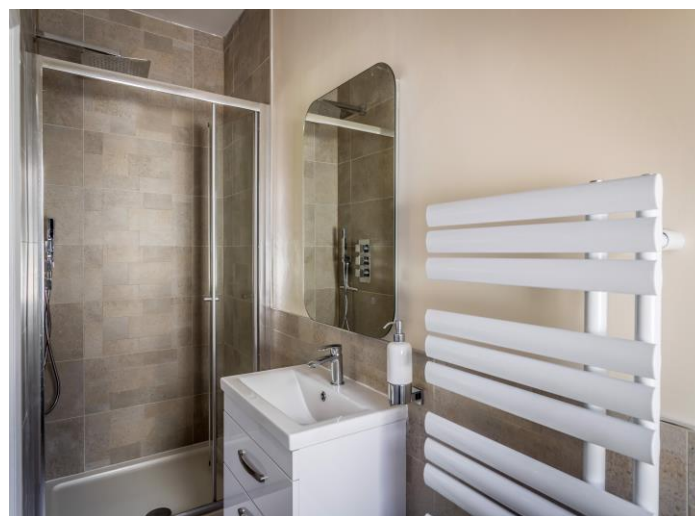
Side aspect, heated towel rail, low level WC, part tiled walls and tiled floor, wash hand basin on vanity unit, shower cubicle with hand held attachment and wall mounted rainwater showerhead.





Bedroom 3 16' 8" x 2' 10" (5.08m x 0.86m)
Front aspect, built in wardrobes and up and over bed storage.

En-suite 3 9' 10" x 3' 3" (2.99m x 0.99m)
Side aspect, heated towel rail, low level WC, wash hand basin on vanity unit, part tiled walls, tiled floor, shower cubicle with wall mounted rainwater showerhead, hand held shower attachment.



Family Bathroom 18' 0" x 6' 0" (5.48m x 1.83m)

Front aspect, part tiled walls and tiled floor, heated towel rail, bath, shower unit with hand held attachment and wall mounted rainwater showerhead, low level WC, large sink on vanity unit, ornate cornice.





Bedroom 6 18' 5" x 16' 1" (5.61m x 4.90m)
Rear velux , built in wardrobes, head height storage room
29'9 x 9'2.

Bedroom 7 16' 1" x 13' 9" (4.90m x 4.19m)
Rear window, built in wardrobes/storage, eaves storage
13'6 x 10'7.

Shower Room 7' 9" x 6' 4" (2.36m x 1.93m)
Shower cubicle, low level WC, wash hand basin.



Garage 18' 10" x 16' 8" (5.74m x 5.08m)

Front garden 90' 0" x 65' 0" (27.41m x 19.80m)

Large carriage driveway.

Rear Garden 163' 0" x 90' 0" (49.64m x 27.41m)

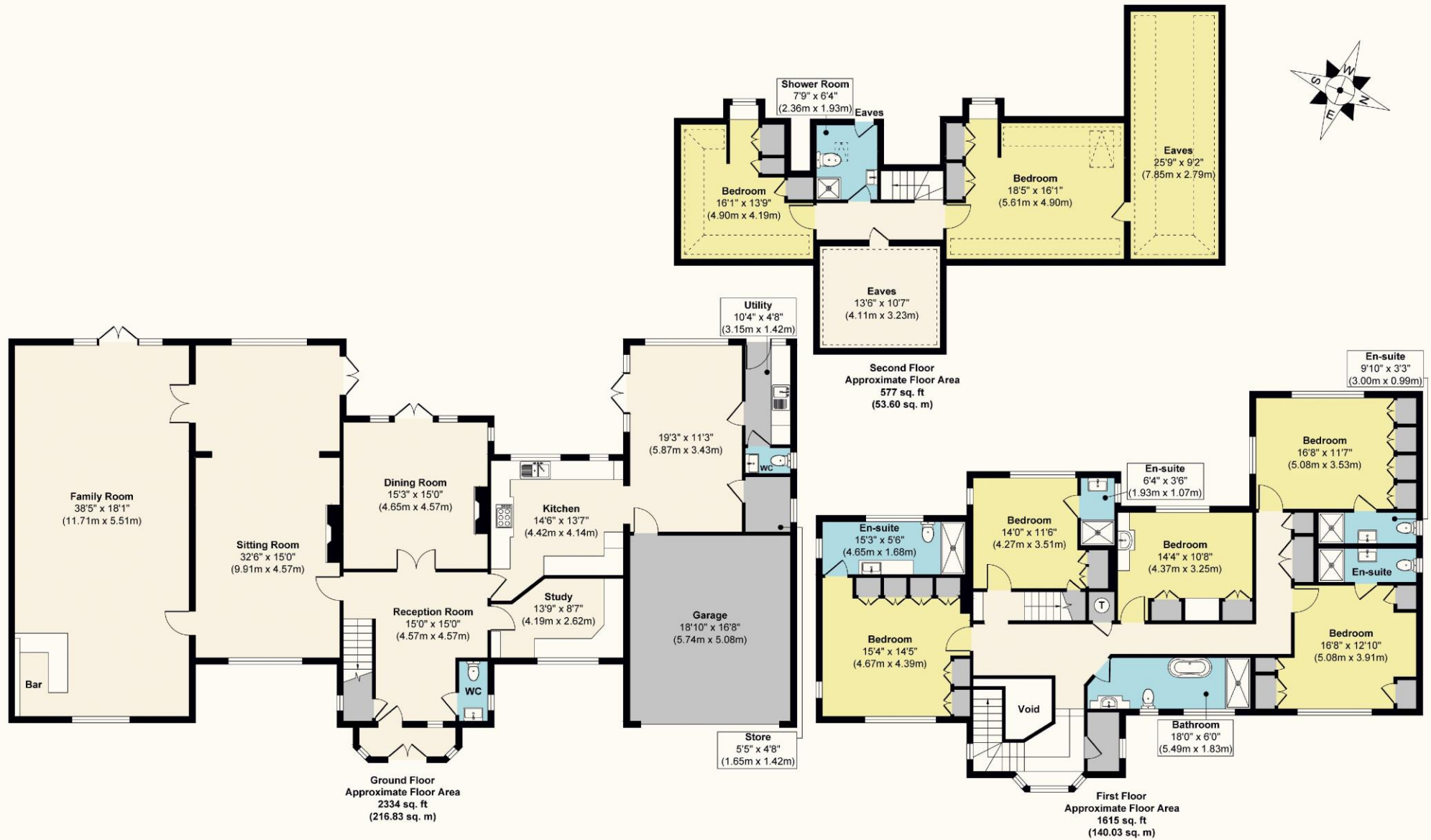
Tennis Court, summer house, two garden sheds, two patio areas.

Overall plot size of just over 0.5 acre.





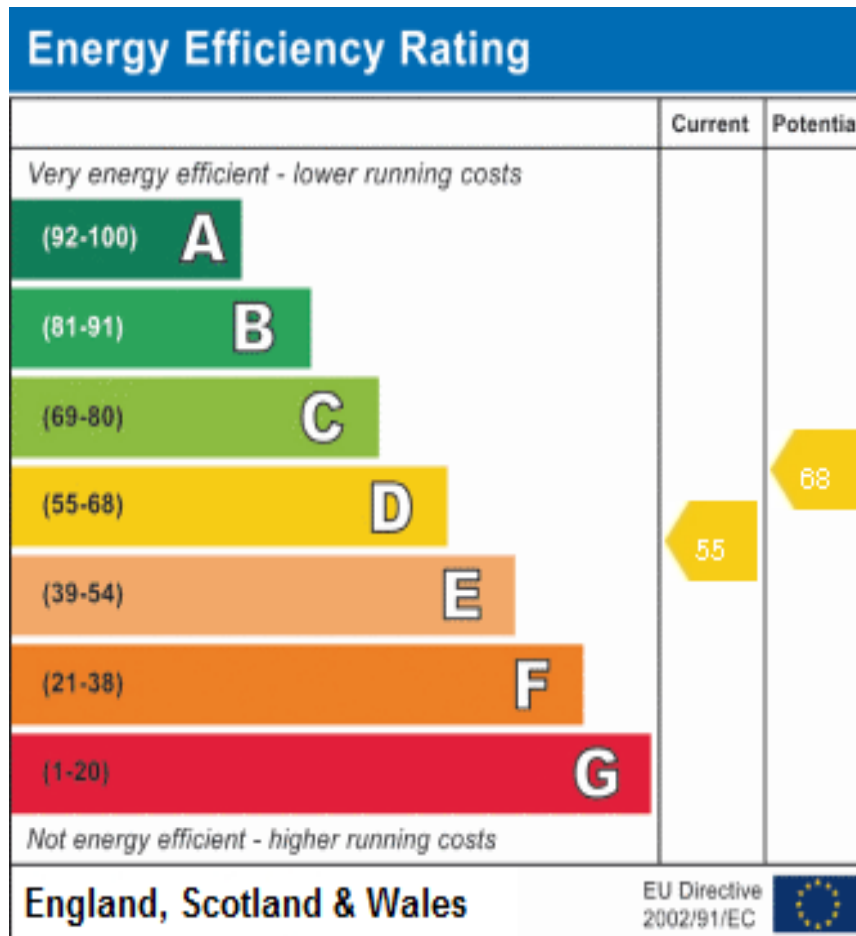
Burdon Lane SM2



Approx. Gross Internal Floor Area 4526 sq. ft / 420.47 sq. m

Approx. Gross Internal Garage Area 322 sq. ft / 29.91 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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