



HENLEY HOMES

8 Holland Avenue Cheam  
Surrey | SM2 6HU |





HENLEY HOMES ESTATE AGENT – This impressive detached Burton built Edwardian character residence has a bold frontage with carriage driveway providing parking for numerous cars. This loved family home features much larger than average accommodation spread over three floors and also benefits from a one bed roomed self contained annex. The ground floor comprises of an entrance hall, cloakroom, three large reception rooms, a study, family room and a magnificent kitchen / breakfast room, which is perfect for the modern day living with the benefit of a separate utility room and a further cloakroom with shower. The wide staircase leads up to the first floor, which has five large bedrooms and three bathrooms. Bedroom one has the luxury of having both an en-suite and a dressing room. The second floor has two further bedrooms, bathroom, laundry room and separate utility. Externally the rear garden has mature and varied range of planting and large patio area.



**Entrance Hall** 15' 3" x 7' 8" (4.64m x 2.34m)

Porcelain tiled floor, underfloor heating.

**Kitchen** 20' 0" x 12' 4" (6.09m x 3.76m)

Rear aspect, porcelain tiled floor, three sets of bi-folds leading out into the garden, integrated sensor bin, under cupboard and plinth lights, high and low level storage, integrated electric oven, microwave oven and warming drawer, all appliances miele/neff, space for large american fridge, integrated dishwasher, central island with granite top, gas hob with extractor light fan, remote control ceiling and door blinds. Underfloor heating.

**Utility room**

Side aspect, space for double fridge, high and low level storage, porcelain tiled floor, under floor heating, double butlers sink, gas hob with extractor hood, electric hob, integrated dishwasher, sensor bin, quooker hot water tap, part tiled walls, integrated electric oven and microwave oven, Minerva work surface.

**Cloakroom** 11' 6" x 3' 3" (3.50m x 0.99m)

Underfloor heating, porcelain tiled floor, wash hand basin, heated towel rail, low level WC.

**Family Room** 36' 7" x 12' 1" (11.14m x 3.68m)







**Sitting Room 17' 4" x 15' 1" (5.28m x 4.59m)**  
Side aspect, solid oak parquet floor, marble fireplace and granite hearth with working remote control gas fire.





**Drawing Room 17' 8" x 15' 6" (5.38m x 4.72m)**

Front aspect, solid oak parquet flooring, original American walnut wood inglenook fireplace with granite fire surround.







**Study 11' 7" x 11' 3" (3.53m x 3.43m)**

Front aspect, engineered walnut strip floor, door leading to annex.

**TV room 12' 10" x 12' 1" (3.91m x 3.68m)**

Double aspect, strip wood flooring, under floor heating, remote control ceiling and door black out blinds, bifold doors leading out onto patio area.

**Cloakroom with Shower**

Side aspect, low level WC, corner shower unit with rainwater head and separate hand held attachment, heated towel rail, was hand basin, under floor heating, porcelain tiled floor and part tiled walls.





**Bedroom 1** 18' 4" x 16' 3" (5.58m x 4.95m)

Rear aspect, underfloor heating, marble window sill.

**Dressing area** 16' 3" x 7' 3" (4.95m x 2.21m)

Side aspect, underfloor heating.

**En-suite** 16' 3" x 8' 6" (4.95m x 2.59m)

Front aspect, porcelain tiled floor, under floor heating, his and hers sinks, low level WC, large bay window, wall mounted slipper bath with hand held shower attachment, marble window sills, heated towel rail, corner shower unit with rainwater shower head and separate hand held attachment.







**Bedroom 2** 18' 3" x 15' 8" (5.56m x 4.77m)  
Front aspect, large bay window, picture rail.

**En-suite** 8' 9" x 7' 6" (2.66m x 2.28m)

Front aspect, ceramic tiled floor, walls and window sill, his and hers wash hand basins on vanity unit, heated towel rail, low level WC, corner shower unit with rainwater shower head and separate hand held attachment.





**Bedroom 3** 17' 4" x 12' 5" (5.28m x 3.78m)  
Double aspect, picture rail.

**Bedroom 4** 11' 10" x 11' 5" (3.60m x 3.48m)  
Front aspect, picture rail.

**Bedroom 5** 12' 4" x 11' 3" (3.76m x 3.43m)  
Rear aspect, picture rail.

**Family Bathroom** 12' 0" x 9' 4" (3.65m x 2.84m)  
Rear aspect, wall mounted slipper bath with hand held shower attachment, ceramic tiled walls and floor, wash hand basin on vanity unit, heated towel rail, low level WC, corner shower unit with rainwater head and separate hand held attachment.







**Bedroom 6** 19' 6" x 14' 0" (5.94m x 4.26m)  
Rear aspect, eaves storage.

**Bedroom 7** 15' 1" x 14' 0" (4.59m x 4.26m)  
Front aspect, eaves storage.

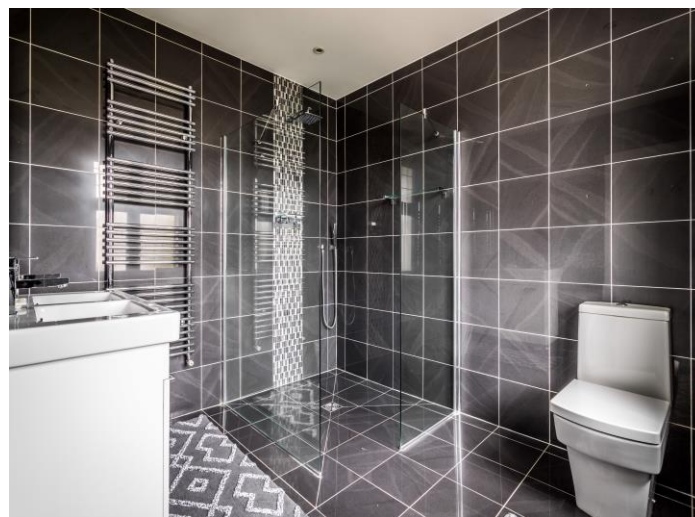
**Bathroom** 8' 6" x 7' 0" (2.59m x 2.13m)  
Front aspect velux windows, low level WC, heated towel rail, panelled bath with hand held shower attachment, wash hand basin on vanity unit, ceramic tiled floor and part tiled walls.

**Kitchen**  
Front aspect velux windows, space for dishwasher and fridge, high and low level storage, sink, ceramic tiled floor.

**Utility room** 7' 0" x 5' 1" (2.13m x 1.55m)  
High and low level storage, sink, space for washing machine.

**Laundry** 20' 0" x 10' 4" (6.09m x 3.15m)  
Double aspect with velux windows, wood effect laminate flooring, eaves storage, space for washing machine and tumble dryer, sink.

**Storage** 13' 4" x 5' 3" (4.06m x 1.60m)





## Annex

### **Kitchen** 7' 8" x 6' 4" (2.34m x 1.93m)

Side aspect, electric oven, gas hob with extractor hood, space for fridge, freezer and washing machine, sink, ceramic tiled floor.

### **Bedroom / Sitting area** 18' 0" x 16' 3" (5.48m x 4.95m)

Front aspect, wood effect laminate flooring, underfloor heating.

### **En-suite** 11' 6" x 3' 3" (3.50m x 0.99m)

Under floor heating, porcelain tiled floor and part tiled walls, shower unit with hand held attachment, heated towel rail, low level WC, wash hand basin on vanity unit.







### **Garden**

The rear garden has mature and varied range of planting and large patio area.

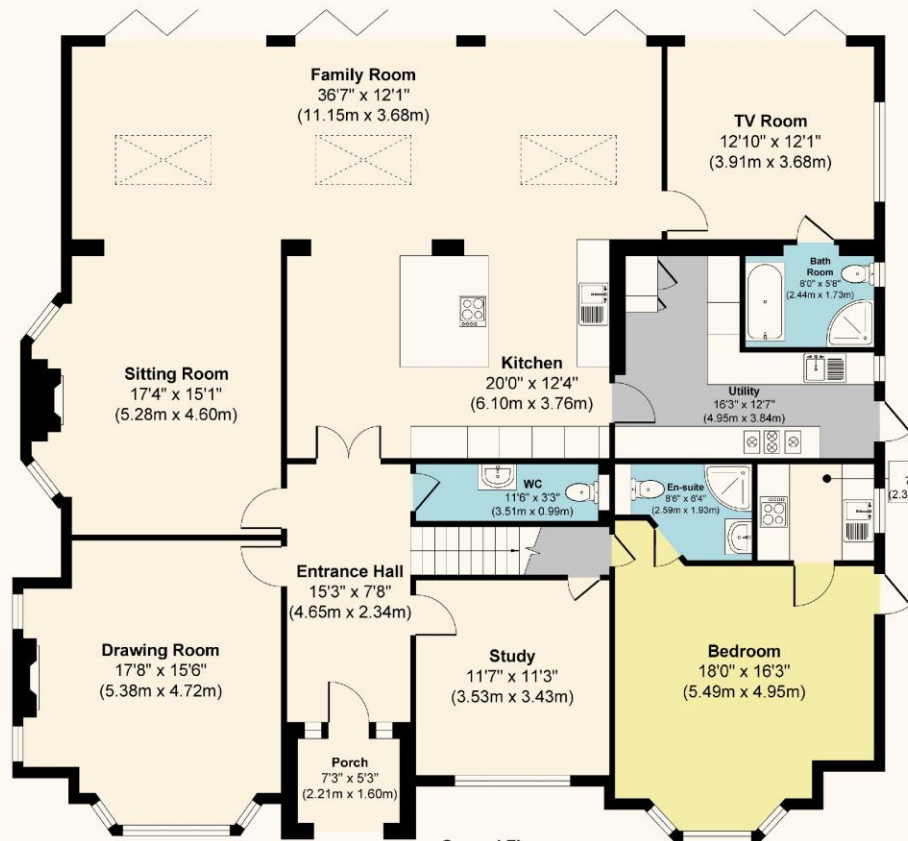




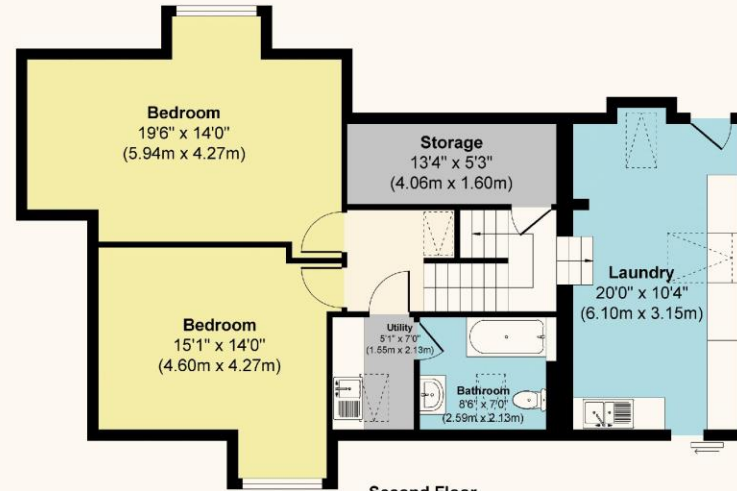




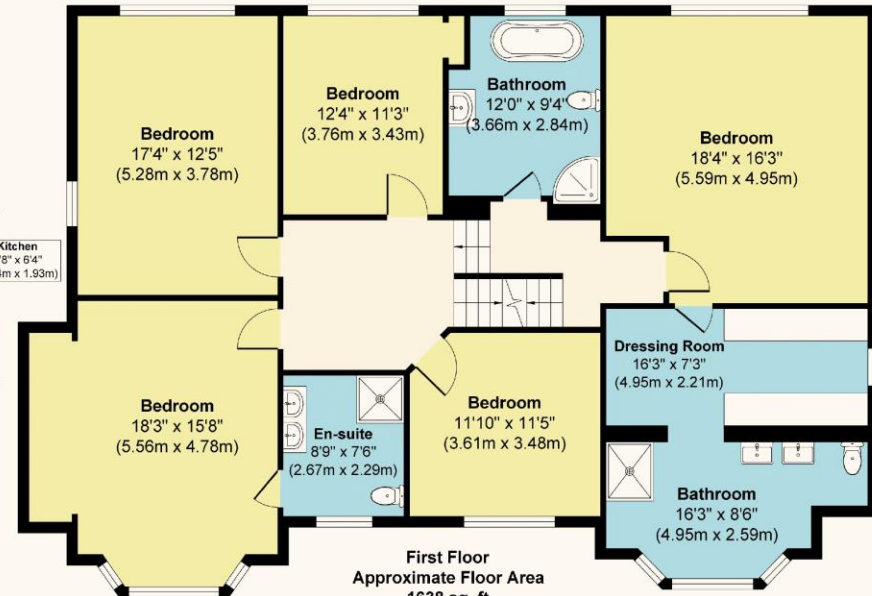
# Holland Avenue SM2



**Ground Floor**  
 Approximate Floor Area  
 2373 sq. ft  
 (220.45 sq. m)



**Second Floor**  
 Approximate Floor Area  
 891 sq. ft  
 (82.77 sq. m)

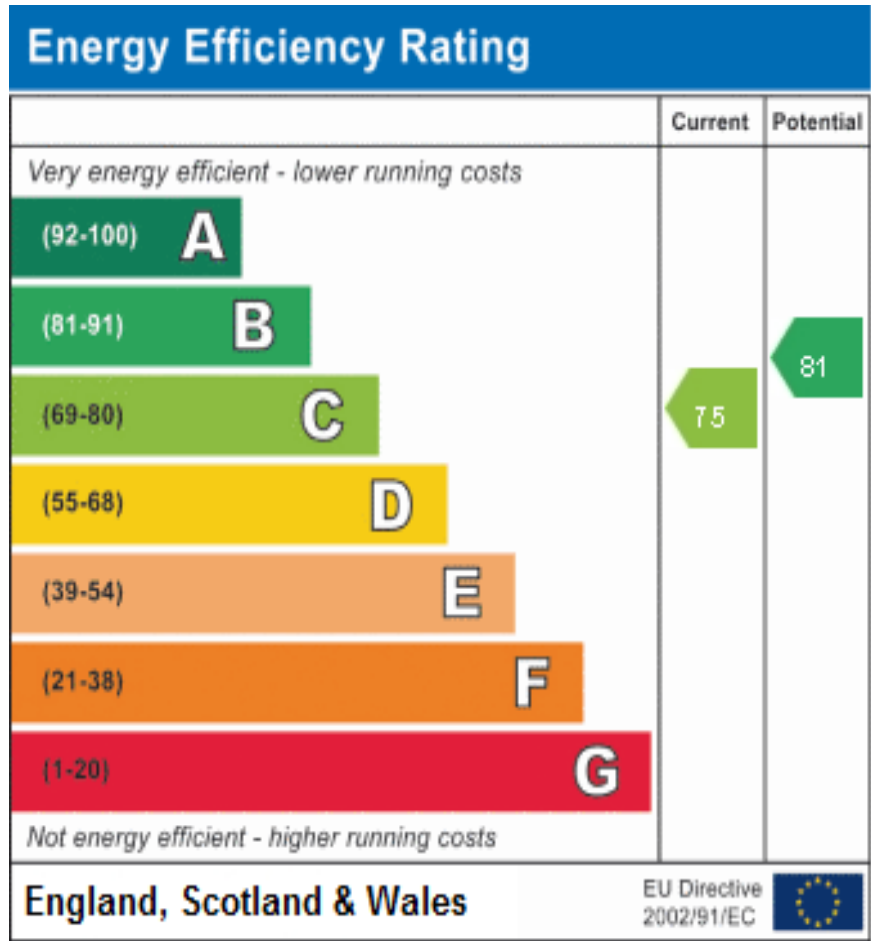


**First Floor**  
 Approximate Floor Area  
 1638 sq. ft  
 (152.17 sq. m)

**Approx. Gross Internal Floor Area 4902 sq. ft / 455.41 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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