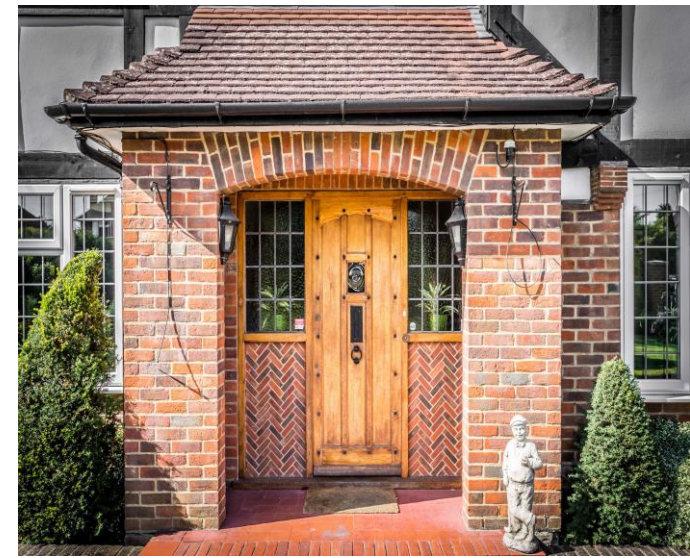





HENLEY HOMES

Ashleigh | 22 Golf Side
South Cheam | Surrey SM2 7EZ |



Located in one of the most sought-after tree lined roads in the heart of South Cheam is Golf Side a gated private road. This impressive gated detached character residence has a bold frontage with carriage driveway providing parking for numerous cars. This loved family home features much larger than average accommodation with over 3,900 sq ft of living space spread over two floors and sits within an estate of 0.45 acre. The ground floor comprises of three large receptions room, office, and a magnificent kitchen / breakfast room, which is perfect for the modern day living, with a separate utility and WC. The first floor has a main suite with a double aspect bedroom, dressing room and two bathrooms. There are four further bedrooms with family bathroom and separate WC. Externally the west backing rear garden measures over 160ft with a mature and varied range of planting and a BBQ lounge area with a Jacuzzi hot tub. The rear of the garden also backs onto Cuddington Golf Club. This amazing family home has the benefit of granted planning permission to do a loft extension with both front and rear dormers.

Entrance Hall

Wood effect strip wood flooring covering the original parquet.

Kitchen/Diner 27' 5" x 23' 9" (8.35m x 7.23m)

Rear aspect, Amtico tiled floor, space for large American fridge/freezer, granite work surfaces, double Aga, integrated microwave combi oven and steam oven, high and low level storage, 2 integrated dishwashers, larder cupboard, integrated coffee machine, double butlers sink, large centre island with granite work surface and low level storage. Bar area with 2 integrated wine fridges. Perimeter low level lighting.

2nd Kitchen 8' 8" x 4' 2" (2.64m x 1.27m)

Front aspect, high and low level storage, sink, Amtico flooring.

Utility room 15' 8" x 8' 9" (4.77m x 2.66m)

Side aspect, space for 2 washing machines and tumble dryer, Amtico flooring, side door leading to garden, granite work surface with high and low level storage.

Family Room 16' 0" x 13' 0" (4.87m x 3.96m)

Rear aspect, Amtico tiled floor.





Cloakroom

Rear aspect, low level WC, ceramic tiled floor and walls, wall mounted wash hand basin.

Living Room 21' 0" x 20' 8" (6.40m x 6.29m)

Front aspect, gas feature fireplace with limestone surround, ceiling mounted sonos speakers.

Dining Room 20' 3" x 13' 5" (6.17m x 4.09m)

Double aspect, double doors leading into kitchen/diner area and patio door leading into the garden.

Study 12' 5" x 12' 5" (3.78m x 3.78m)

Front aspect, gas feature fireplace with limestone surround.



Bedroom 1 22' 1" x 12' 1" (6.73m x 3.68m)

Double aspect, fitted wardrobes, sliding doors leading to small balcony area.

Dressing Room 10' 7" x 9' 6" (3.22m x 2.89m)

Front aspect, fitted wardrobes and make up area.

Ensuite 12' 5" x 10' 6" (3.78m x 3.20m)

Front aspect, ceramic tiled floor and part tiled walls, heated towel rail, panelled bath with shower attachment, shower cubicle with rainwater shower head and separate hand held attachment, low level WC, double sink on vanity units





Bedroom 2 20' 8" x 11' 9" (6.29m x 3.58m)
Front aspect, with interconnecting doors to bedroom 3.

Bedroom 3 20' 8" x 9' 6" (6.29m x 2.89m)
Rear aspect, with interconnecting doors to bedroom 2.

Bedroom 4 12' 6" x 10' 2" (3.81m x 3.10m)
Front aspect, fitted wardrobes.

Bedroom 5 9' 5" x 8' 0" (2.87m x 2.44m)
Front aspect.



Cloakroom

Rear aspect, low level WC.

Bathroom 1 9' 2" x 6' 6" (2.79m x 1.98m)

Rear aspect, heated towel rail, double sinks on vanity units, panelled bath with hand held shower attachment and wall mounted shower head, Amtico tiled floor, low level WC.

Bathroom 2 9' 5" x 7' 0" (2.87m x 2.13m)

Rear aspect, double sink on vanity units, tiled wall, marble surface, low level WC, corner shower unit with wall mounted shower head.





Front garden 50' 0" x 80' 0" (15.23m x 24.37m)
Large carriage driveway with electric in and out security gates.

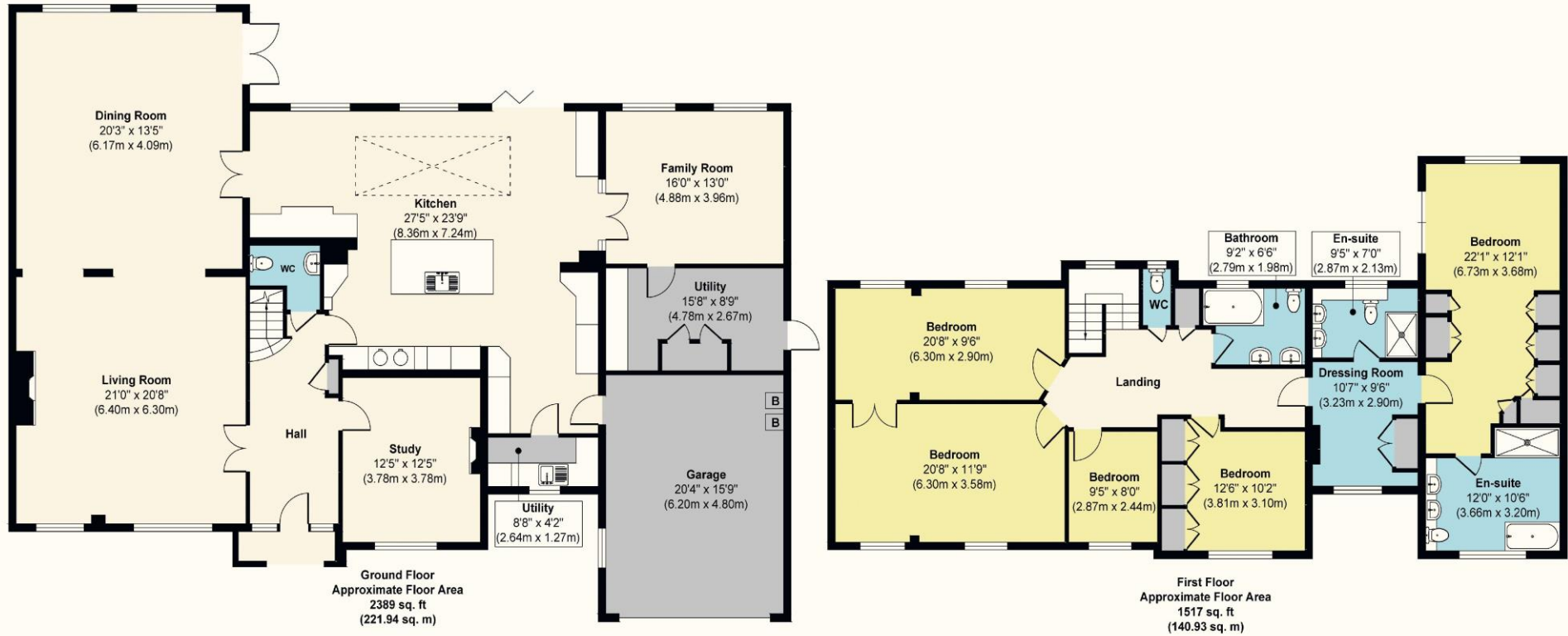
Rear Garden 162' 0" x 80' 0" (49.34m x 24.37m)
Outdoor lounge area with BBQ and jacuzzi hottub. Large seating area with large canopy that has lights and built in heaters.

Garage 20' 4" x 15' 9" (6.19m x 4.80m)
Integral from the Kitchen with electric up and over door.



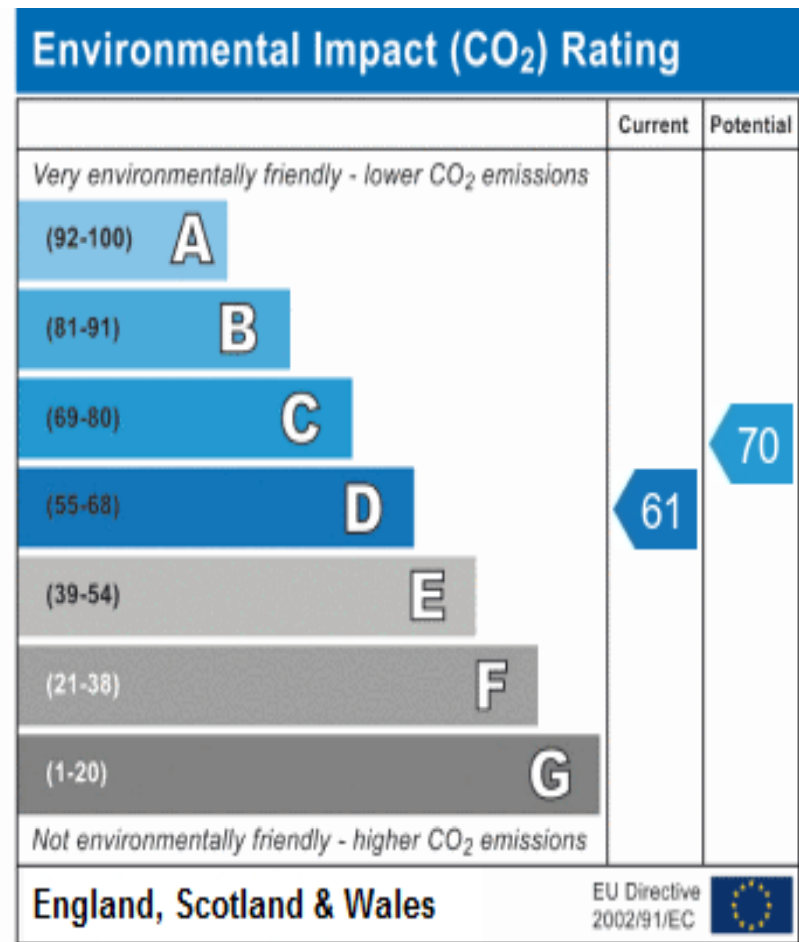
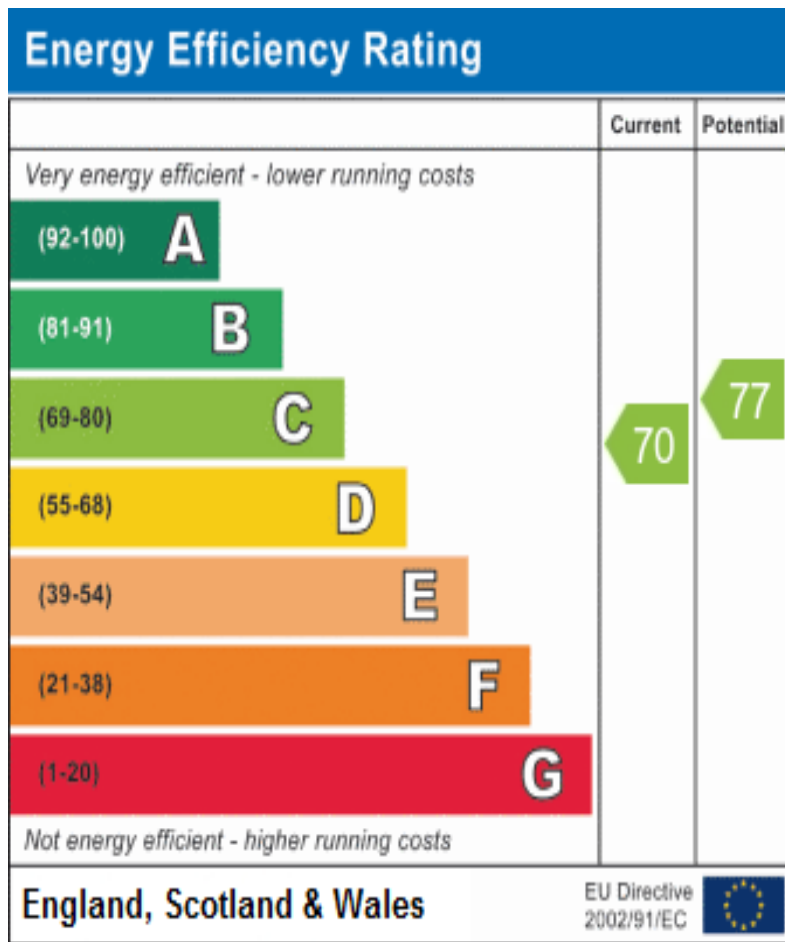


Golf Side SM2



Approx. Gross Internal Floor Area 3906 sq. ft / 362.87 sq. m (Excluding Garage)

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.

HENLEY HOMES

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