




HENLEY HOMES

64 Belmont Rise Cheam
Surrey | SM2 6EQ |



HENLEY HOMES ESTATE AGENT - An immaculately presented and remarkably spacious detached family home situated in a highly desirable location in Cheam, This light and bright residence is conveniently located for outstanding primary and senior schools, three train stations and local amenities. On the ground floor the property has a kitchen, sitting room, dining room, home office and cloakroom on the first floor there is five generous bedrooms with the main benefiting from an en-suite, there is also a family bathroom. Externally the front of the property has parking for numerous cars and the south west facing rear garden has a large decking area, jacuzzi hot tub, home office / gym. The garden is low maintenance and is laid to lawn.

Hallway 16' 10" x 7' 4" (5.13m x 2.23m)

Herringbone wood floor.

Study 11' 4" x 8' 3" (3.45m x 2.51m)

Front aspect.

Utility 8' 3" x 7' 9" (2.51m x 2.36m)

Sink, space for washing machine and tumble dryer, high and low level storage.

Kitchen 16' 7" x 11' 5" (5.05m x 3.48m)

Double aspect door leading onto decking, tiled floor, high and low level storage, butlers sink, quartz worksurface, integrated dishwasher, space for large American style fridge/freezer, rangemaster cooker with gas hob and extractor fan.





Sitting Room 16' 10" x 12' 10" (5.13m x 3.91m)
Rear aspect, feature fireplace, slider doors leading on decking area.

Dining Room 12' 10" x 11' 4" (3.91m x 3.45m)
Front aspect, herringbone wood flooring.

Cloakroom 6' 0" x 4' 0" (1.83m x 1.22m)
Low level WC, wall mounted wash hand basin.



Bedroom 1 15' 2" x 12' 10" (4.62m x 3.91m)
Rear aspect, fitted wardrobes.

En-suite
Low level WC, wall mounted wash hand basin, shower cubicle with hand held attachment, heated towel rail.





Bedroom 2 13' 7" x 12' 10" (4.14m x 3.91m)
Front aspect, fitted wardrobes.

Bedroom 3 14' 9" x 10' 4" (4.49m x 3.15m)
Front aspect.

Bedroom 4 11' 6" x 7' 6" (3.50m x 2.28m)
Rear aspect.

Bedroom 5 10' 4" x 7' 6" (3.15m x 2.28m)
Front aspect.

Family Bathroom 8' 3" x 7' 6" (2.51m x 2.28m)
Rear aspect, tiled walls and floor, wash hand basin on pedestal, low level WC, tiled panelled bath, shower with wall mounted rain water shower head and separate hand held attachment.



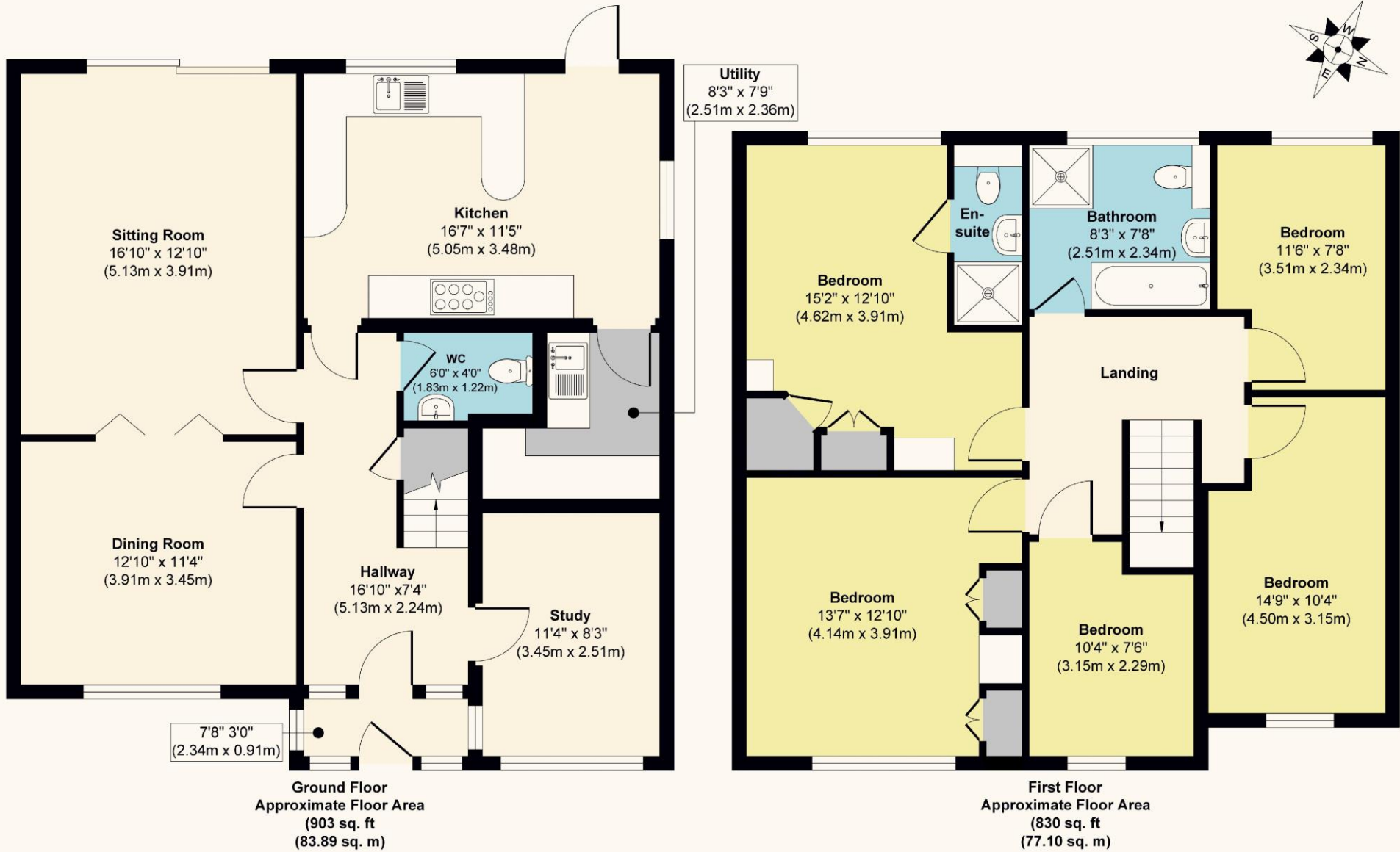
Rear Garden

Decking area with jacuzzi hot tub, garden furniture and BBQ, home office / gym, laid to lawn.





Belmont Rise SM2



Approx. Gross Internal Floor Area 1733 sq. ft / 160.99 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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