



  
HENLEY HOMES

10 Dorset Road | Sutton  
Surrey | SM2 6HX |



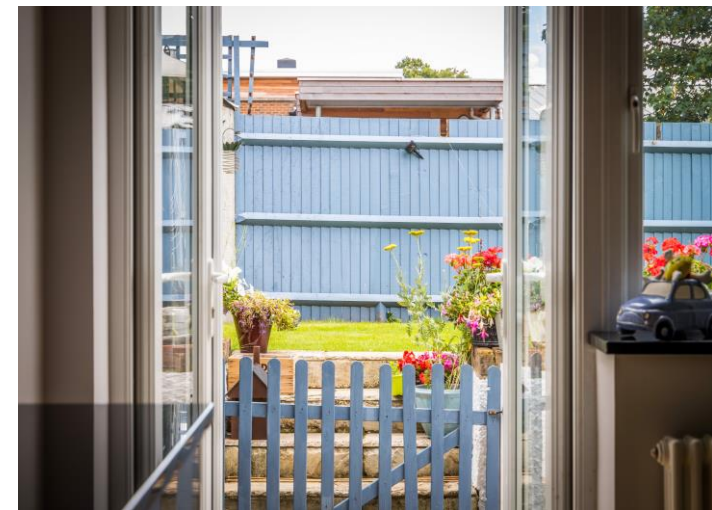
An immaculately presented and remarkably spacious three storey halls-adjointing semi-detached family home situated in a highly desirable location on the borders of Sutton and Cheam, This light and bright residence is conveniently located for outstanding primary and senior schools, three train stations and local amenities. On the ground floor the property has a sitting room and vast open plan kitchen/dinner/breakfast room, on the first floor there is three generous bedrooms with the main benefiting from an en-suite, there is also a family bathroom. On the second floor there is a double aspect bedroom and en-suite. Externally the front of the property has parking for numerous cars and the south facing rear garden has a large paved BBQ area and raised lawns.

**Entrance Hall 19' 9" x 5' 9" (6.02m x 1.75m)**

Solid oak floor.

**Kitchen / Dining / Breakfast Room 19' 4" x 15' 4" (5.89m x 4.67m)**

Double aspect, integrated, microwave oven, grill and electric oven, solid granite work surface and central island, gas hob with extractor hood, solid oak floor, high and low level storage, patio doors leading into the garden, ceiling mounted music speakers, integrated dishwasher and washing machine.





### Dining Area

Side aspect, solid oak floor, ceiling mounted music speakers.



**Sitting Room** 17' 6" x 12' 1" (5.33m x 3.68m)

Front aspect, large bay window, ceiling mounted music speakers.

**Cloakroom**

Wash hand basin, low level WC.





**Bedroom 1** 15' 4" x 11' 4" (4.67m x 3.45m)  
Front aspect, large bay window, fitted wardrobes.

**En-suite** 12' 0" x 4' 6" (3.65m x 1.37m)  
Front aspect, wash hand basin with vanity unit, low level WC,  
limestone tiled floor and shower cubicle with rainwater shower  
head, heated towel rail.



**Bedroom 2** 15' 2" x 8' 0" (4.62m x 2.44m)  
Rear aspect, fitted wardrobes.

**Bedroom 3** 11' 6" x 7' 9" (3.50m x 2.36m)  
Rear aspect.

**Family Bathroom** 7' 3" x 6' 3" (2.21m x 1.90m)  
Side aspect, limestone tiled walls and floor, panelled bath with hand held shower attached and wall mounted rainwater shower head, wash hand basin on vanity unit, low level WC.





**Bedroom 4** 17' 6" x 11' 6" (5.33m x 3.50m)  
Double aspect, eaves storage.

**En-suite** 11' 4" x 7' 0" (3.45m x 2.13m)  
Front aspect, limestone tiled floor and part tiled walls, shower cubicle, low level WC, wash hand basin, velux window.





**Rear Garden 60' 0" x 50' 0" (18.27m x 15.23m)**

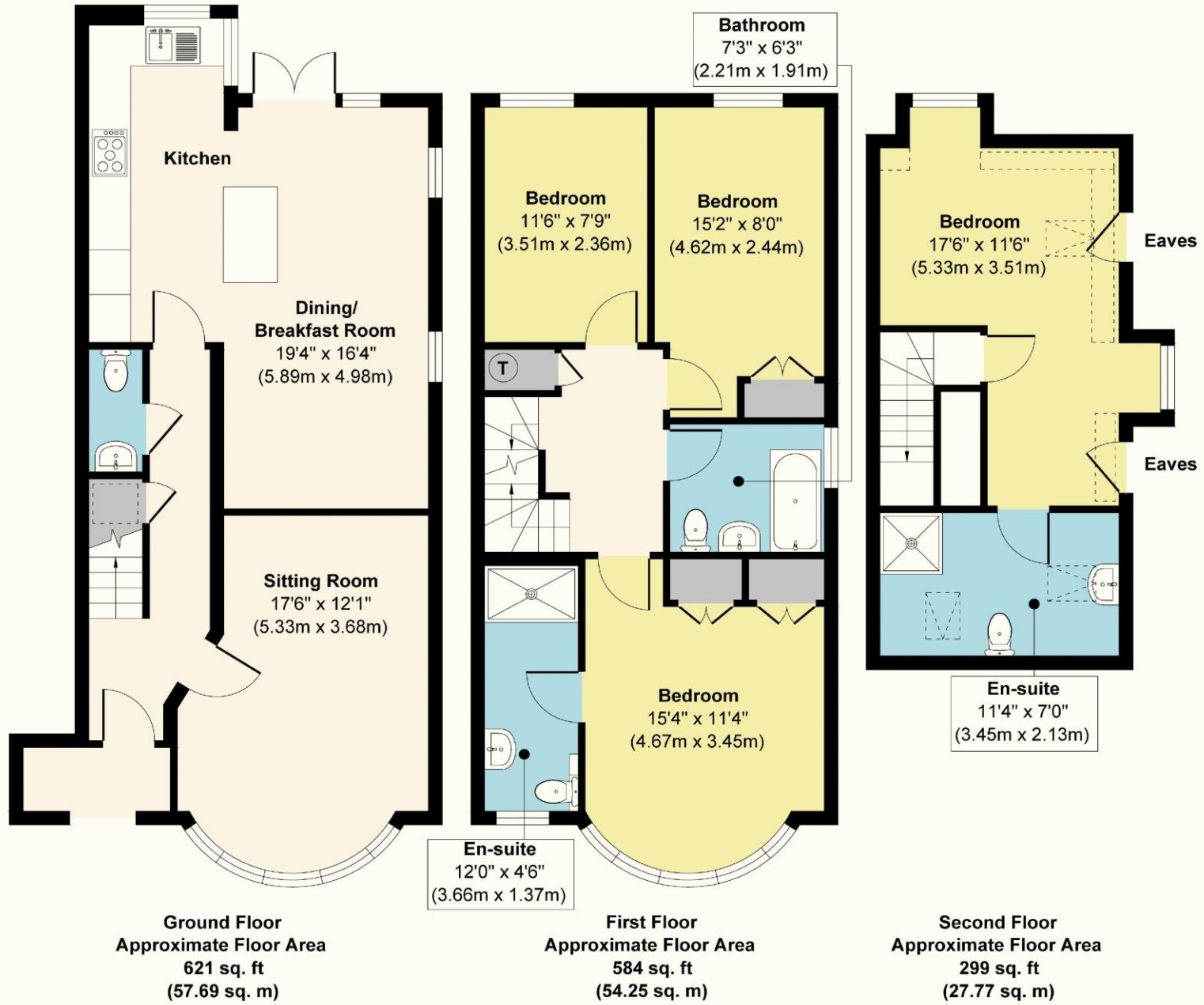
The rear garden is south facing with a large paved BBQ patio area and raised lawns.

**Front Drive**

Large driveway with parking for numerous cars on a 60' frontage.

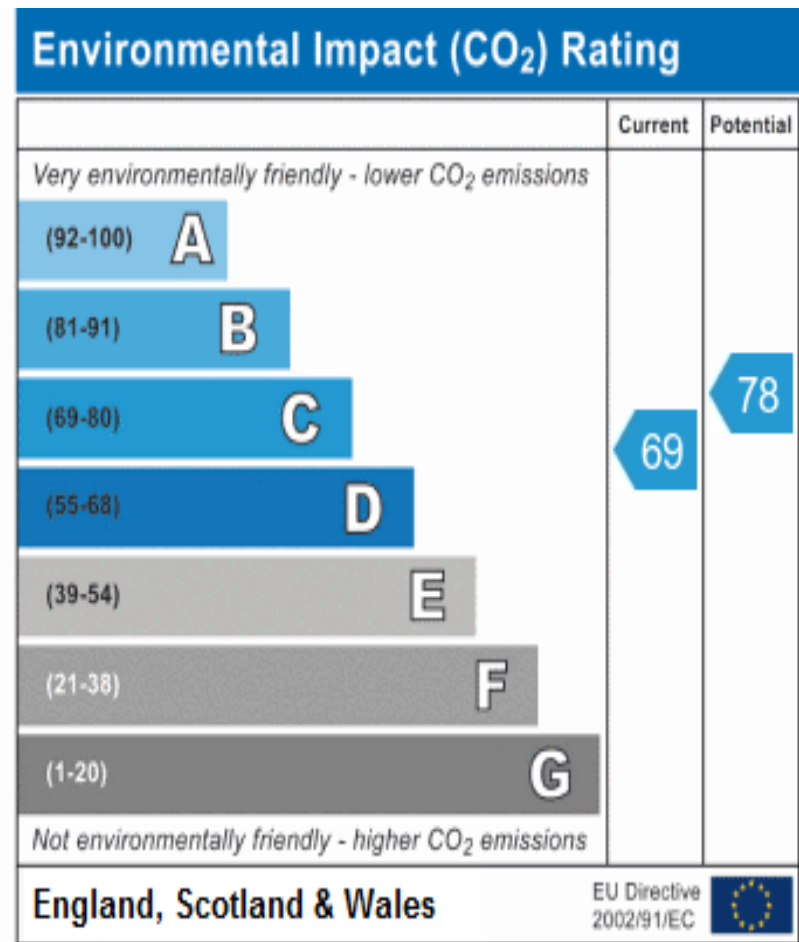
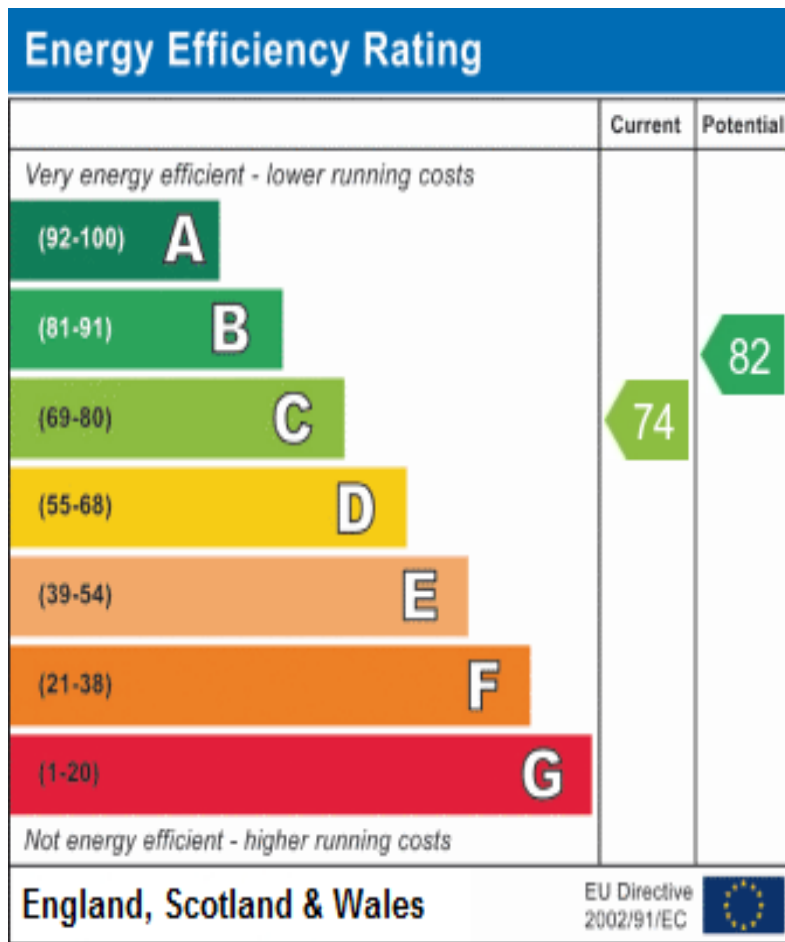


# Dorset Road SM2



**Approx. Gross Internal Floor Area 1504 sq. ft / 139.72 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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