



  
HENLEY HOMES

111 Burdon Lane | South Cheam  
Surrey | SM2 7BZ |





Spread over three floors this west facing stunning property comprises on the ground floor of a double aspect sitting room with large bay window, a breath-taking open plan double aspect kitchen/family room with slider doors leading to the garden and patio area. The ground floor benefits from underfloor heating and provides a downstairs cloakroom and a utility room. The first floor has two double bedrooms both with en-suite bathrooms and a home office with separate storage cupboard. On the second floor there are two further bedrooms, and two bathrooms, one being en-suite. Externally the property has a garage at the side. The rear garden is architecturally designed to be low maintenance and has a full width limestone patio area and path. The property is fully wired with CAT6 cabling enabling both terrestrial and satellite internet throughout the house and gaming sockets. This luxury, modern and contemporary lifestyle semi-detached Arts & Crafts style family residence situated in the heart of South Cheam. This 'New Build' property offers an extensive array of premium features and has been built and finished to the most exemplary of standards by Surrey's award-winning developer MJ Harding.



### Entrance Hall

Engineered oak flooring, under floor heating.

### Cloakroom

Engineered oak flooring, underfloor heating, motion sensed light, low level WC, wash hand basin.

### Kitchen / Dining / Family Room 21' 8" x 20' 2" (6.60m x 6.14m)

Double aspect, engineered oak flooring, underfloor heating, integrated larder fridge and separate larder freezer, induction hob with extractor hood, integrated electric oven with warming drawer and microwave oven, cooker hot water tap, waste disposal unit, high and low level storage, integrated dishwasher, freezer, silestone work surface and central island with low level storage, integrated recycling bins, skylight, slider doors leading out to patio area and garden.

### Utility Room 6' 9" x 4' 7" (2.06m x 1.40m)

Silestone worksurface, engineered oak flooring, high and low storage, space for washing machine and tumble dryer.

### Sitting Room 23' 4" x 14' 4" (7.11m x 4.37m)

Double aspect, large bay window, engineered oak flooring, underfloor heating, remote control gas fireplace.

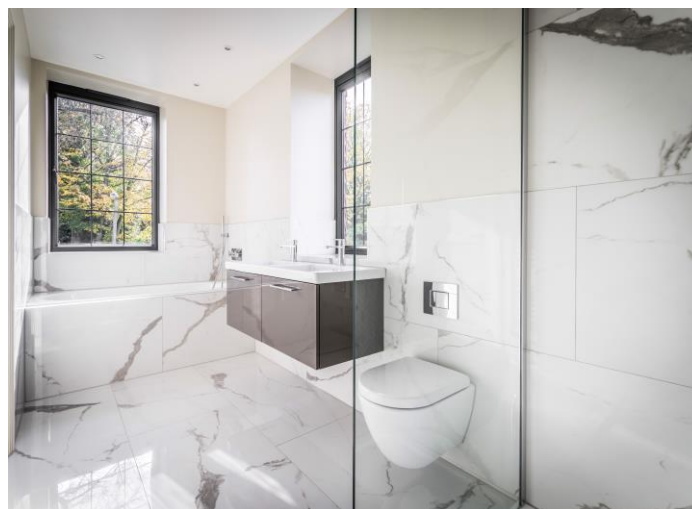






**Bedroom 1** 18' 3" x 14' 4" (5.56m x 4.37m)  
Front aspect, large bay window, fitted wardrobes.

**En-suite** 16' 3" x 5' 7" (4.95m x 1.70m)  
Double aspect, underfloor heating, porcelain tiled floor and part tiled walls, heated towel rail, two wash hand basins on vanity units, low level WC, shower with wall mounted shower head and separate hand held attachment, panelled bath with shower attachment.



**Bedroom 2** 16' 1" x 15' 1" (4.90m x 4.59m)

Double aspect, dressing area.

**En-suite** 8' 6" x 4' 0" (2.59m x 1.22m)

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

**Study** 7' 3" x 5' 8" (2.21m x 1.73m)

Front aspect.

**Bedroom 3** 17' 6" x 11' 5" (5.33m x 3.48m)

Front aspect, velux window.

**En-suite** 7' 9" x 4' 6" (2.36m x 1.37m)

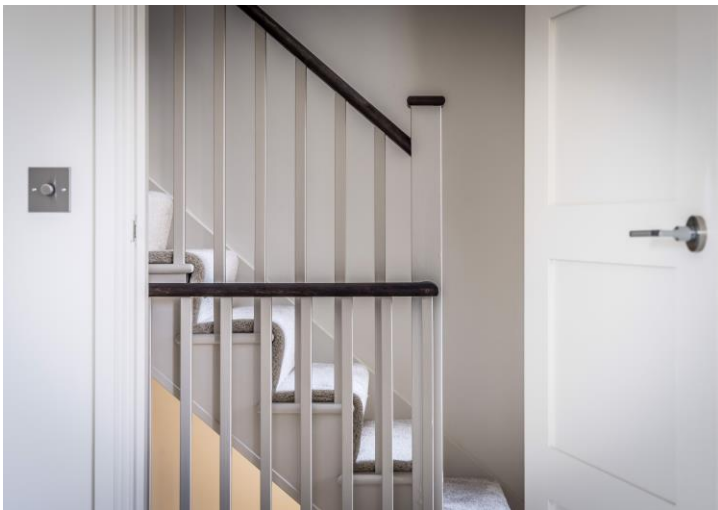
Underfloor heating, porcelain tiled floor and part tiled walls, heated towel rail, wash hand basin on vanity unit, low level WC, shower with wall mounted shower head and separate hand held attachment.

**Bedroom 4** 16' 6" x 15' 1" (5.03m x 4.59m)

Front aspect, velux window.

**Family Bathroom** 7' 9" x 7' 9" (2.36m x 2.36m)

Velux window, underfloor heating, porcelain tiled floor and part tiled walls, heated towel rail, wash hand basin on vanity unit, low level WC, panelled bath with shower attachment.







### Garden

Limestone paving, perimeter watering system, rainwater harvester, garden lighting.

### Garage

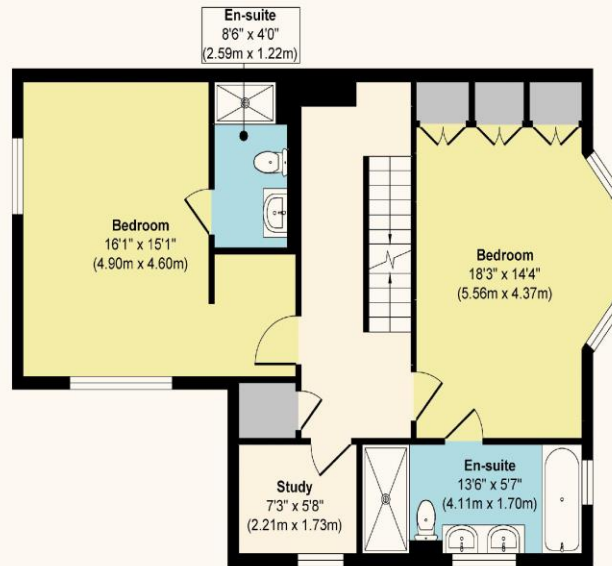
### Local Area

Cheam is amongst the most sought after areas in Surrey, a pretty village with excellent local facilities for retail and leisure. Shops and restaurants include a Waitrose Local, Sainsburys Local, Pizza Express, WH Smiths, Boots and boutique shops. Cheam maintains a strong sense of community, it has local butchers and greengrocers and the village. The Cheam Village fair in May takes place in nearby Cheam Park. Alongside this park is the historic Nonsuch Park; both parks offer wide open spaces for Sunday walks, joggers and strollers alike. Two fabulous golf courses are within a mile of the development, Cuddington Golf Club and Banstead Downs. Both are all year round courses with a very good reputation and facilities. David Lloyd Cheam is situated just a short distance from Cheam Village and next to Nonsuch Park, on the grounds of Nonsuch Girls School. They offer great facilities to the residents of Cheam and Sutton including stunning exercise studios, a state-of-the-art gym and facilities for all the family as well as indoor and outdoor heated swimming pools, tennis courts and a wonderful, friendly social atmosphere too.

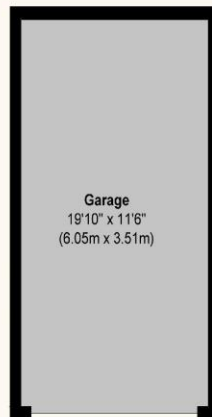




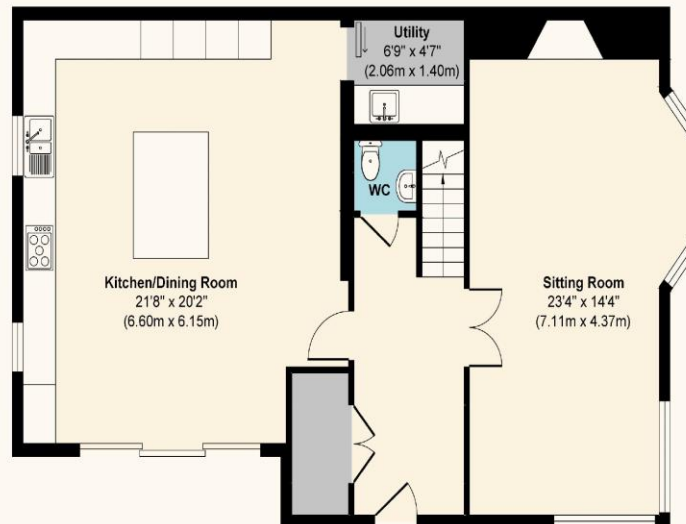
# Burdon Lane SM2



**First Floor**  
Approximate Floor Area  
724 sq. ft  
(67.26 sq. m)



**Garage**  
Approximate Floor Area  
228 sq. ft  
(21.18 sq. m)



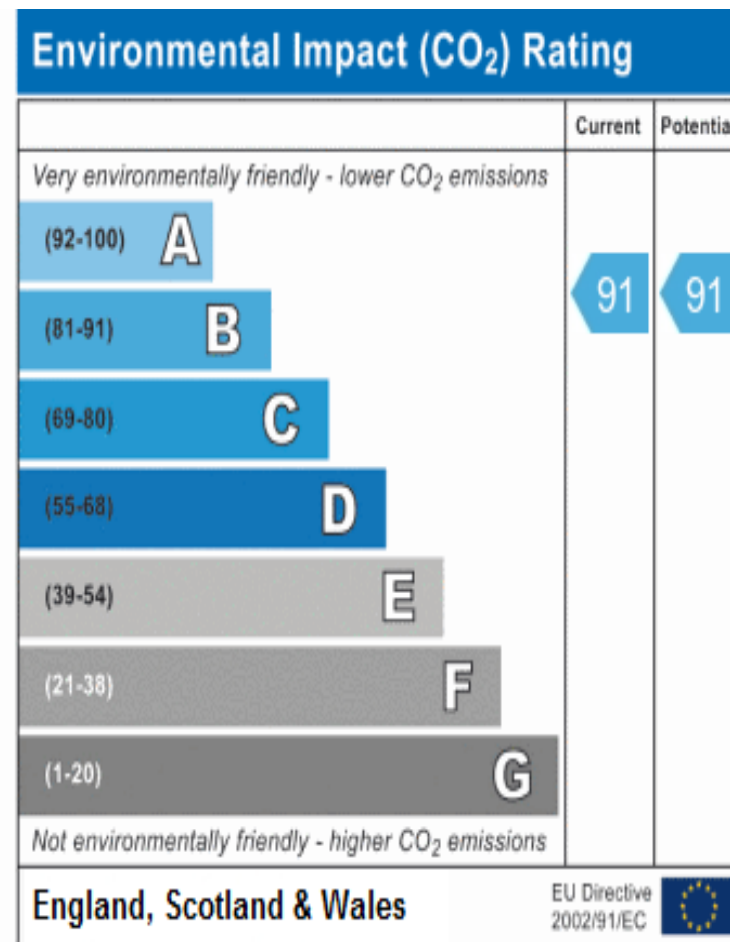
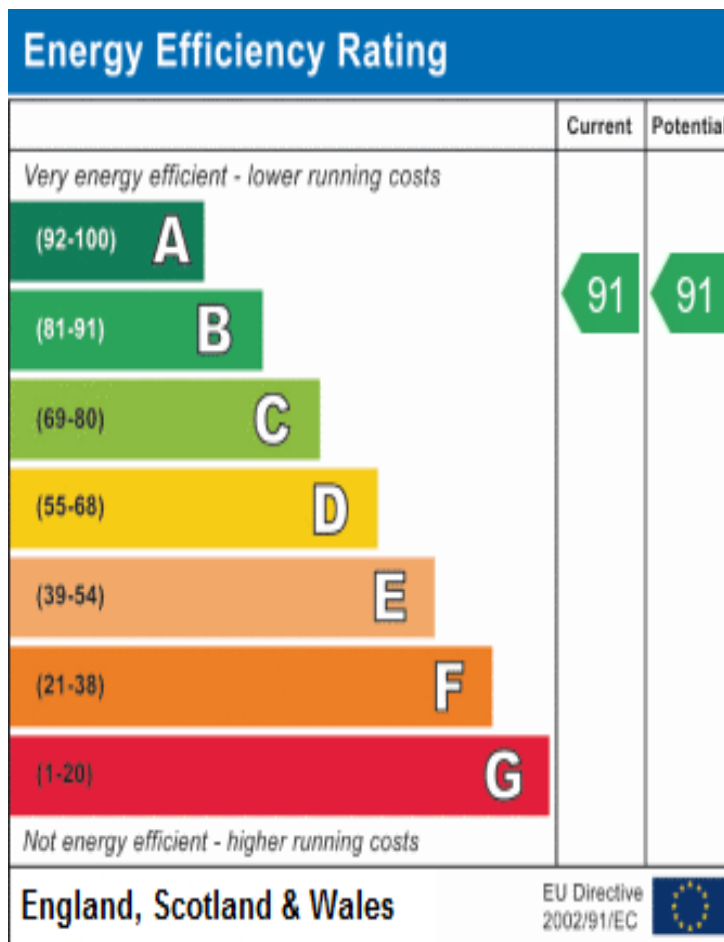
**Ground Floor**  
Approximate Floor Area  
944 sq. ft  
(87.70 sq. m)



**Second Floor**  
Approximate Floor Area  
639 sq. ft  
(59.36 sq. m)

**Approx. Gross Internal Floor Area 2536 sq. ft / 235.60 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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0203 873 2700

info@henleyhomes.agency | [www.henleyhomes.agency](http://www.henleyhomes.agency)