



  
HENLEY HOMES

12 Wilbury Avenue South Cheam  
Surrey | SM2 7DU |



**Porch** 8' 1" x 4' 1" (2.46m x 1.24m)

**Hall** 14' 1" x 9' 8" (4.29m x 2.94m)

**Study Room** 11' 10" x 8' 11" (3.60m x 2.72m)  
Double aspect





**Kitchen 20' 0" x 9' 2" (6.09m x 2.79m)**

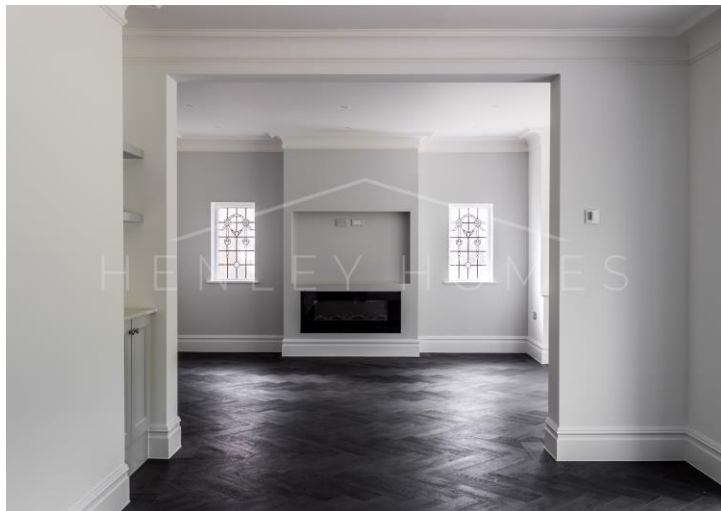
Double aspect, herringbone LVT flooring, underfloor heating, integrated dishwasher, induction hob with extractor fan, integrated electric oven, microwave oven and warming drawer, integrated larder fridge and freezer, high and low level storage, quartz worksurfaces, side door leading to side patio and garage, integrated wine cooler, double butlers sink, breakfast bar.

**Utility Room 9' 10" x 9' 6" (2.99m x 2.89m)**

Front aspect, underfloor heating, low level storage, quartz worksurface, sink, space for washing machine and tumble dryer, herringbone LVT flooring.



**Drawing Room 45' 2" x 20' 5" (13.76m x 6.22m)**  
Double aspect, large bay window, bi-fold doors; both leading onto patio, remote control electric fire, herringbone LVT flooring, underfloor heating.





**Dining Room** 18' 7" x 14' 2" (5.66m x 4.31m)  
Front aspect, large bay window, herringbone LVT flooring, fixed hand built bookcase and shelving.

**Cloakroom** 8' 11" x 3' 7" (2.72m x 1.09m)  
Side aspect, low level WC, wash hand basin.



**Bedroom 1** 18' 2" x 15' 8" (5.53m x 4.77m)  
Rear aspect, fitted wardrobes, large bay window.

**En-suite** 7' 8" x 7' 1" (2.34m x 2.16m)  
Rear aspect, heated towel rail, low level WC, shower cubicle with wall mounted rainwater shower head with separate hand held attachment, wash hand basin on vanity unit with quartz top, porcelain walls and floor.





**Bedroom 2** 19' 3" x 14' 5" (5.86m x 4.39m)  
Front aspect, fitted wardrobes.

**Bedroom 3** 16' 2" x 11' 9" (4.92m x 3.58m)  
Front aspect, fitted wardrobes.

**Bedroom 4** 12' 7" x 12' 0" (3.83m x 3.65m)  
Front aspect.



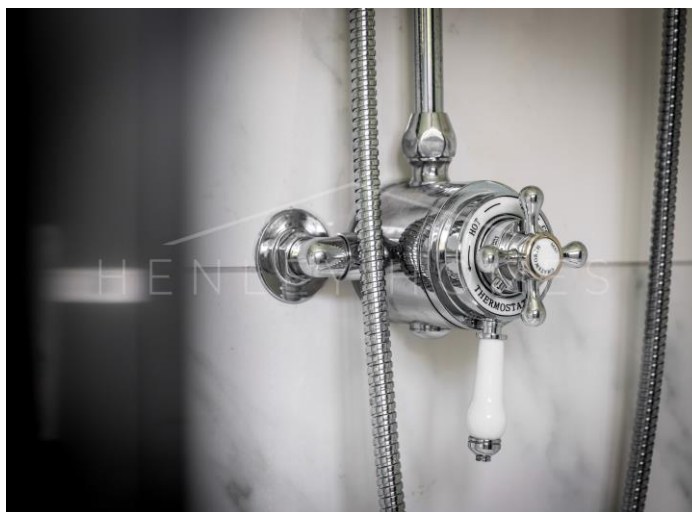


**Bedroom 5** 10' 10" x 9' 5" (3.30m x 2.87m)

Rear aspect.

**Family Bathroom** 9' 7" x 7' 1" (2.92m x 2.16m)

Rear aspect, heated towel rail, low level WC, shower cubicle with wall mounted rainwater shower head and separate attachment, wall mounted roll top bath, wash hand basin on vanity unit with quartz top, porcelain walls and floor.





**Outside WC** 4' 10" x 2' 11" (1.47m x 0.89m)  
Low level WC.

**Double Garage** 16' 4" x 15' 6" (4.97m x 4.72m)  
Electric up and over, can drive straight through to car port.

**Overall plot size of 0.95 acre**

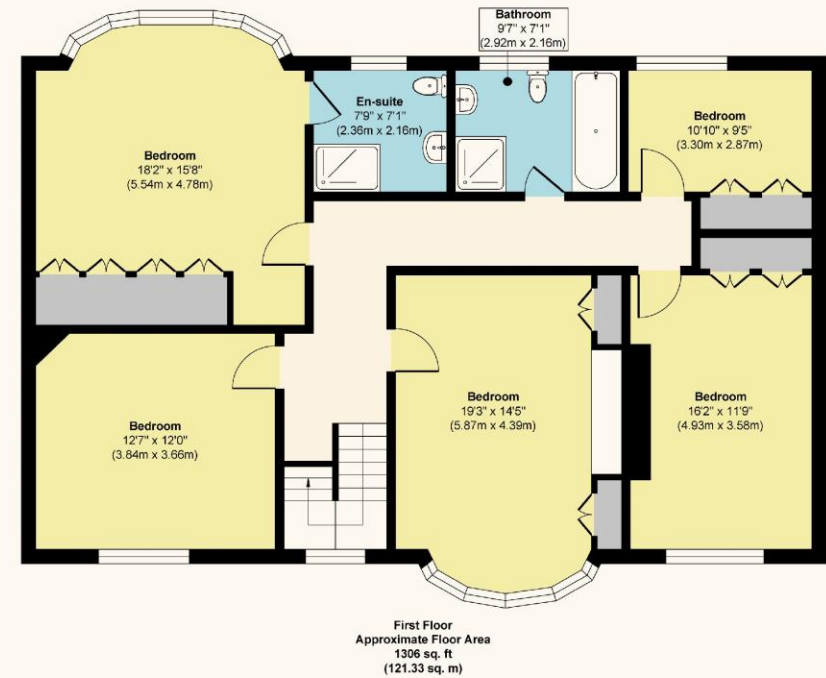
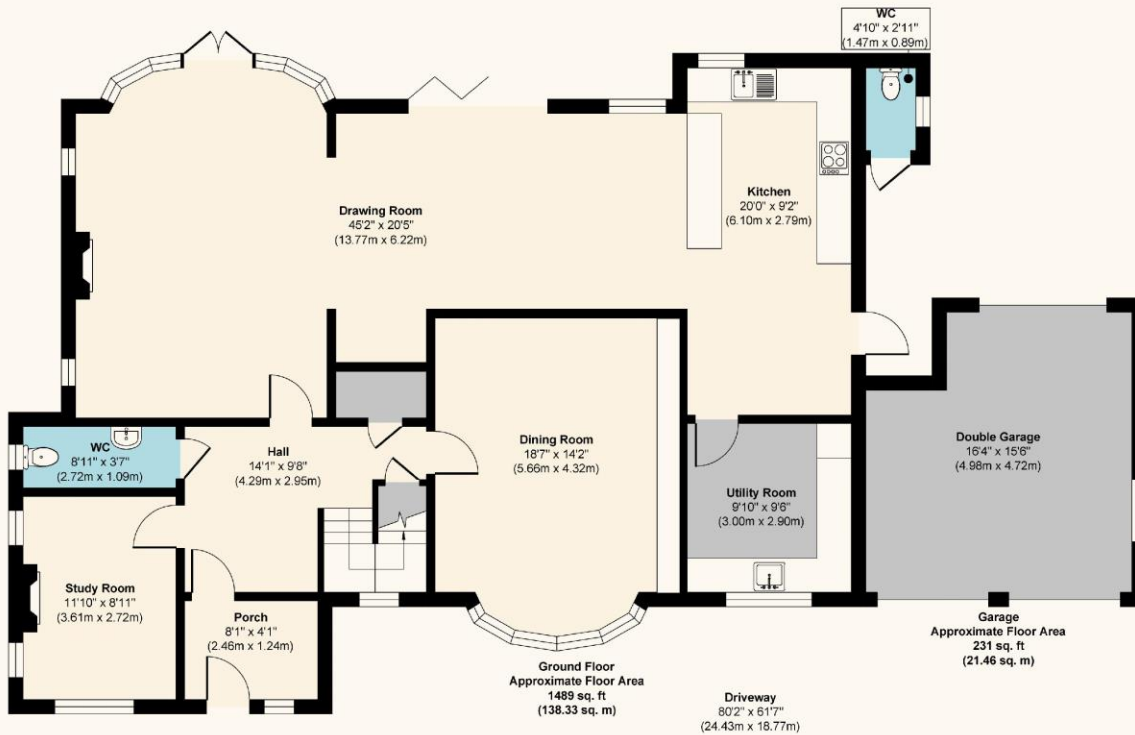
**General Information**

The house is pre-wired for ceiling speakers an sonos, CCTV external recording back and front, front and rear security lighting, smart boiler.





# Wilbury Avenue SM2



**Approx. Gross Internal Floor Area 2795 sq. ft / 259.77 sq. m**  
**Approx. Gross Internal Garage Area 231 sq. ft / 21.46 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	72 C	77 C
55-68	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.