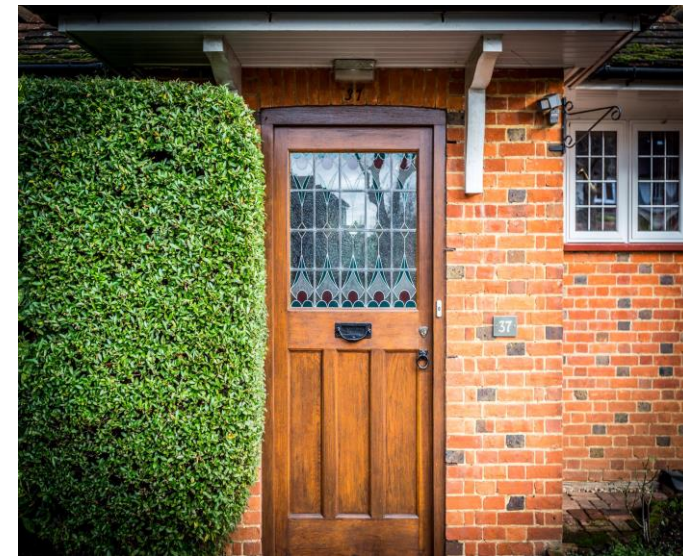




  
HENLEY HOMES

Logmore | 37 The Avenue  
South Cheam | Surrey SM2 7QA |



The Avenue is set within one of the most sought-after tree lined roads in the heart of South Cheam. This impressive 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 spread over two floors and sits within an estate of over half an acre. The ground floor comprises of a grand oak entrance hall, cloakroom, two large reception rooms, an office, family room and a magnificent kitchen / breakfast room, which is perfect for the modern day living with the benefit of a separate utility room. The wide oak staircase leads up-to the first floor, which has five large bedrooms and three bathrooms. The master suite has the luxury of having both an en-suite and a dressing room. Externally the rear garden measures over 175ft with a mature and varied range of planting and outbuildings. Attached to the side of the property are two garages. This imposing property has huge potential to extend and has the advantage of approved planning permission.

**Entrance Hall 20' 4" x 12' 0" (6.19m x 3.65m)**

Original oak parquet flooring and part wood panelled walls.

**Office 13' 10" x 12' 0" (4.21m x 3.65m)**

Double aspect.

**Cloakroom**

Low level WC, front aspect, wash hand basin on vanity unit, solid oak strip flooring.





**Family Room** 15' 6" x 11' 7" (4.72m x 3.53m)  
Gas working feature fireplace with limestone surround.

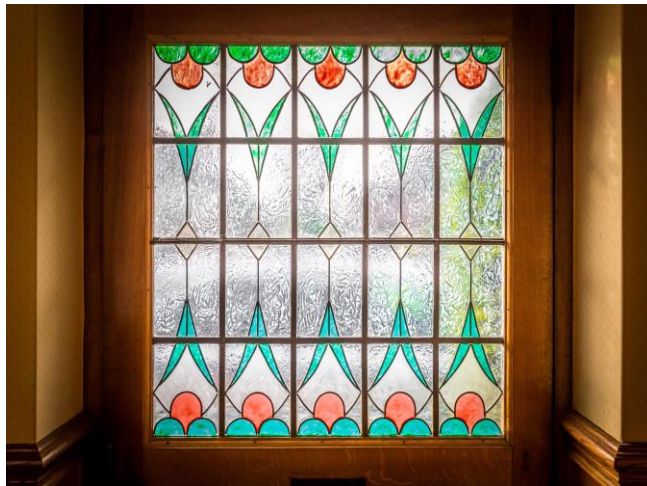
**Kitchen / Breakfast Room** 25' 0" x 18' 8" (7.61m x 5.69m)  
Double aspect, side bi-folding doors leading onto the patio area, ceramic tiled floor, underfloor heating, high and low level storage, integrated electric oven, microwave oven and warming drawer, integrated fridge freezer and dishwasher, waste disposal unit, quooker hot water tap, central island with electric hob and extractor hood, bbq grill and deep fat fryer.

**Utility** 15' 8" x 5' 0" (4.77m x 1.52m)  
Double aspect with side door leading to side passage, space for washing machine and tumble dryer, low level storage, integrated dishwasher, butlers sink, integrated electric double oven and microwave.



**Sitting Room 24' 1" x 13' 11" (7.34m x 4.24m)**

Double aspect, patio door leading into the garden, working gas fireplace with mahogany surround.





**Dining Room 18' 2" x 16' 0" (5.53m x 4.87m)**  
Rear aspect, large bay window, picture rail, working gas fireplace with mahogany surround.



**Master Bedroom 14' 5" x 13' 11" (4.39m x 4.24m)**

Rear aspect, original picture and dado rail, working gas fire place.

**Dressing Room 14' 3" x 9' 5" (4.34m x 2.87m)**

Rear aspect, fitted wardrobes with seating area.

**Master en-suite 10' 3" x 9' 6" (3.12m x 2.89m)**

Front aspect, power shower cubicle with hand held attachment, panelled bath with hand held shower attachment, low level WC, bidet, his and hers sink units built into a large wall to wall vanity unit with high and low level storage.



**Bedroom 2** 14' 0" x 11' 8" (4.26m x 3.55m)

Rear aspect.

**En-suite** 12' 2" x 5' 4" (3.71m x 1.62m)

Double aspect, large wet room with body sensor lighting, ceramic tiled floor and walls, low level WC, bidet, wash hand basin on vanity unit, wall mounted rain water shower head with separate shower attachment.

**Bedroom 3** 18' 0" x 16' 0" (5.48m x 4.87m)

Rear aspect, large bay window, storage cupboard, original picture rail.

**Bedroom 4** 13' 11" x 9' 5" (4.24m x 2.87m)

Front aspect, picture rail, feature gas working fireplace.

**Bedroom 5** 12' 0" x 11' 0" (3.65m x 3.35m)

Front aspect, fitted wardrobes, picture rail.

**Family Bathroom** 11' 5" x 7' 8" (3.48m x 2.34m)

Front aspect, wash hand basin on pedestal, two heated towel rails, large panelled bath with shower attachment, low level WC, bidet, corner jacuzzi shower with hand held attachments.







**Garage 1** 22' 0" x 10' 2" (6.70m x 3.10m)

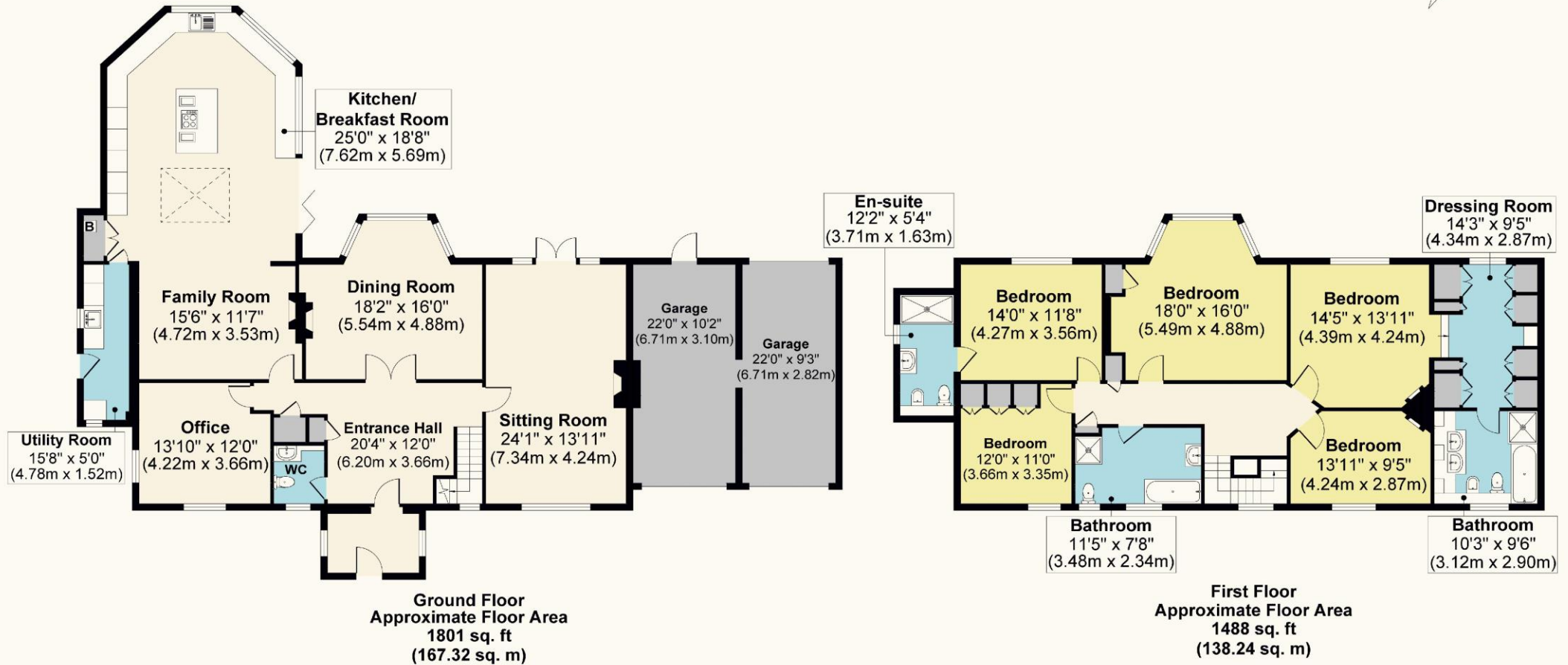
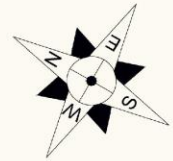
**Garage 2** 22' 0" x 9' 3" (6.70m x 2.82m)

**Garden** 175' 0" x 80' 0" (53.30m x 24.37m)



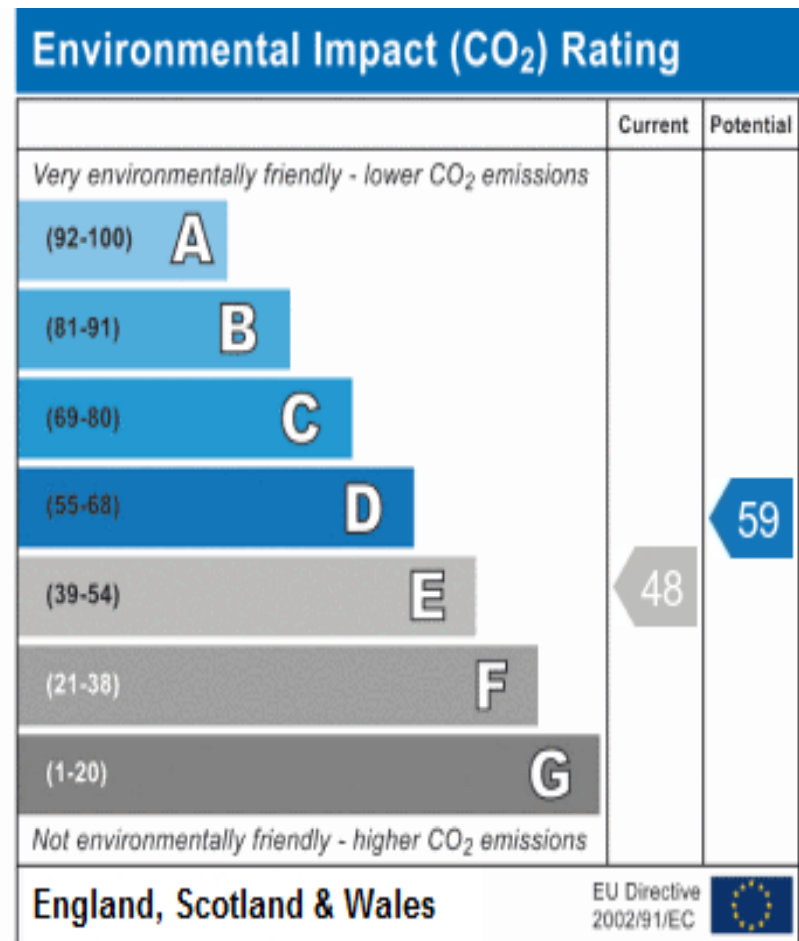
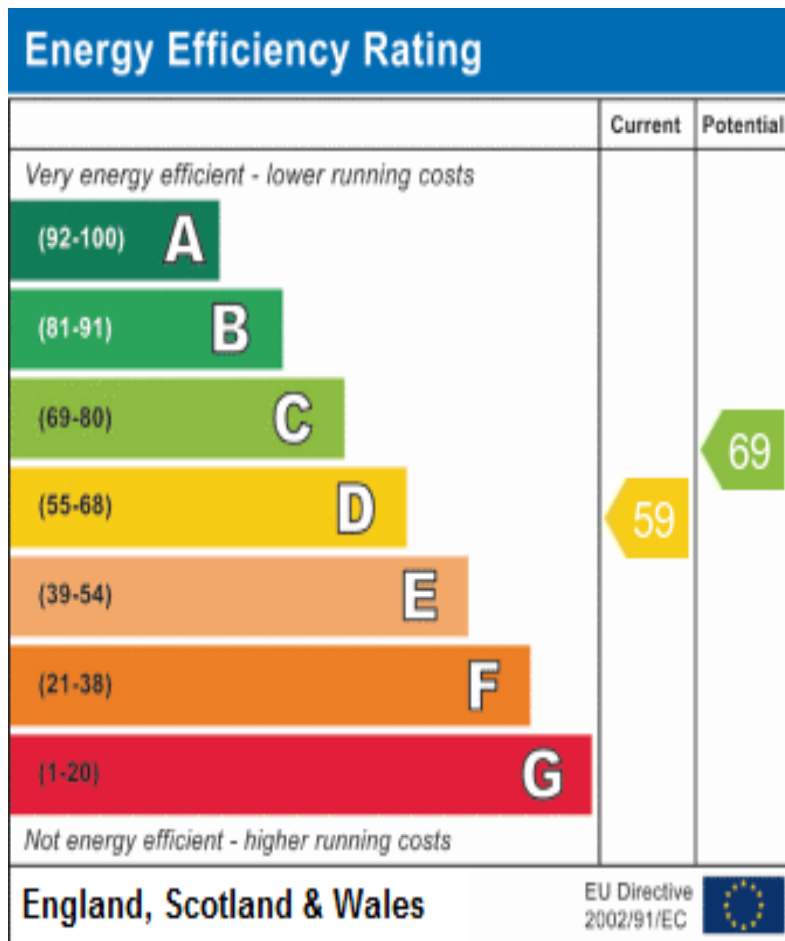


# 37 The Avenue, SM2



**Approx. Gross Internal Floor Area 3289 sq. ft / 305.56 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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