



  
HENLEY HOMES

20 Downs Side | South Cheam  
Surrey | SM2 7EQ |





HENLEY HOMES ESTATE AGENT - we are pleased to list this amazing family home for rent. The property has 5 bedrooms, 4 reception rooms and 3 bathrooms. This home is located in South Cheam and is within close proximity to both excellent and outstanding schools and also within walking distance to two train stations.



**Kitchen 18' 1" x 17' 9" (5.51m x 5.41m)**

**Utility room 9' 10" x 9' 2" (2.99m x 2.79m)**





**Dining Room** 16' 9" x 11' 2" (5.10m x 3.40m)

**Lounge** 32' 2" x 15' 11" (9.80m x 4.85m)

**Home Office** 16' 5" x 11' 2" (5.00m x 3.40m)

**Sunroom** 18' 1" x 16' 9" (5.51m x 5.10m)

**Cloakroom**

**Cloakroom 2**





**Bedroom 1 18' 8" x 16' 1" (5.69m x 4.90m)**

**En-suite**





**Bedroom 2** 16' 9" x 12' 6" (5.10m x 3.81m)

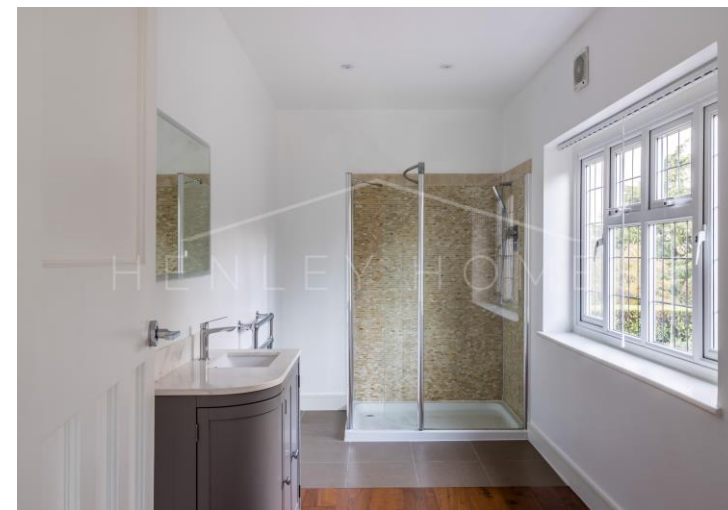
**En-suite**

**Bedroom 3** 13' 1" x 12' 4" (3.98m x 3.76m)

**Bedroom 4** 14' 11" x 11' 2" (4.54m x 3.40m)

**Bedroom 5** 10' 6" x 9' 3" (3.20m x 2.82m)

**Shower Room**

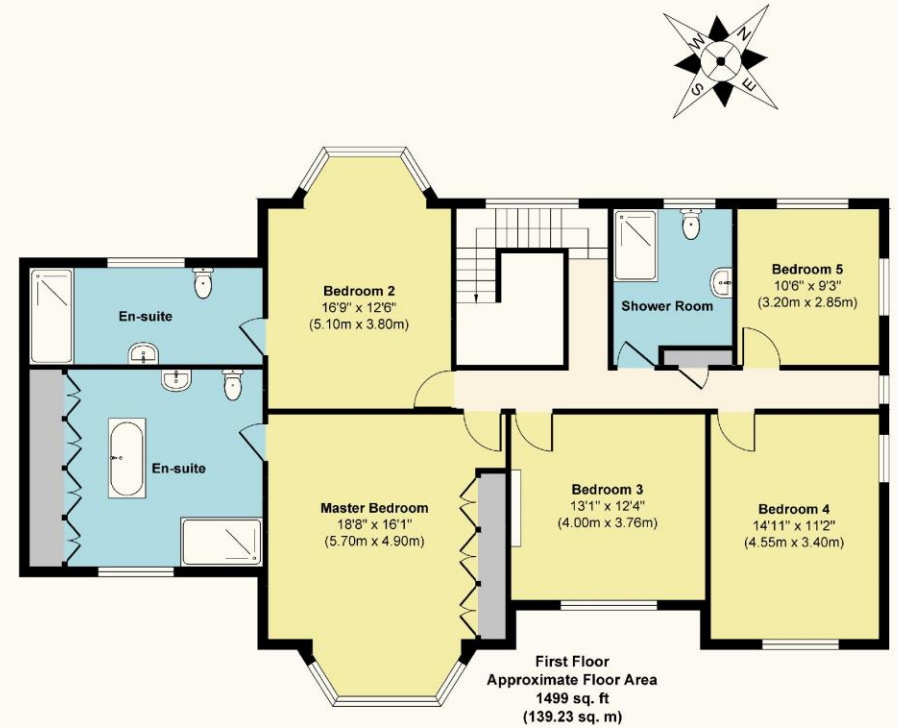
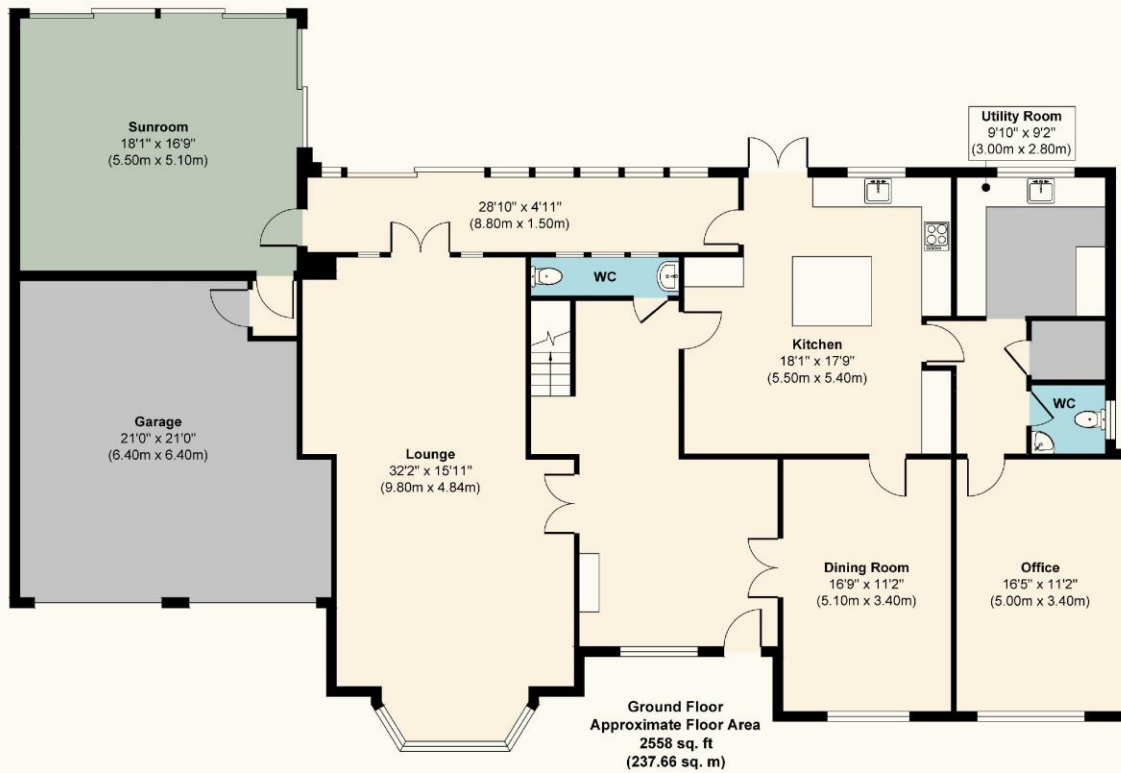




Garage 21' 0" x 21' 0" (6.40m x 6.40m)







**Approx. Gross Internal Floor Area 4057 sq. ft / 376.89 sq. m (Including Garage)**

**Approx. Gross Internal Garage Area 394 sq. ft / 36.60 sq. m**

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



Score	Energy rating	Current	Potentia
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 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.