



HENLEY HOMES

5a Cornwall Road Cheam
Surrey | SM2 6DR |



HENLEY HOMES ESTATE AGENT – This executive energy efficient five bed three bath family home has a modern and contemporary feel with mod cons throughout. On the ground floor this hugely spacious home has a large light and bright kitchen /diner with doors opening onto the rear terrace, separate utility room with direct access to the garage, a cloakroom and sitting room with a large bay window. The first floor has three bedrooms and a bathroom with the main bedroom suite having a dressing room as well as a spacious en-suite. The top floor has two further bedrooms and a bathroom. The floor also benefits from a huge amount of eaves storage. The first two floors benefit from underfloor heating. The front driveway has off street parking for two cars which leads directly to the garage. The rear garden is mainly laid to level lawn, kids play area, water feature, designer low maintenance flower beds, separate patio area with canopy and lights, the borders are well stocked with mature shrubs and planting.

Kitchen / Dining Room 22' 3" x 16' 8" (6.78m x 5.08m)

Rear aspect, porcelain tiled floor, underfloor heating, marble worksurface, gas hob with extractor hood, high and low level storage, neff appliances, integrated electric oven and microwave oven, patio door leading into garden, center island with 1 1/2 sinks with waste disposal, separate filter water tap, integrated dishwasher, space for american style fridge/freezer.

Utility room 8' 5" x 6' 1" (2.56m x 1.85m)

Porcelain tiled floor, space for washing machine and tumble dryer, low level storage, sink, underfloor heating.





Sitting Room 22' 10" x 15' 1" (6.95m x 4.59m)
 Front aspect, strip floor, working wood burner, venetian shutters, underfloor heating.

Cloakroom
 Ceramic tiled floor and part tiled walls, wash hand basin on pedestal, low level WC.



Bedroom 1 16' 3" x 15' 6" (4.95m x 4.72m)

Front aspect, air-conditioning unit, underfloor heating, venetian shutters, bay window.

Dressing Room 14' 4" x 6' 2" (4.37m x 1.88m)

Front aspect, fitted wardrobes, underfloor heating.

En-suite 11' 5" x 8' 6" (3.48m x 2.59m)

Side aspect, ceramic tiled floor, part tiled walls, panelled bath, two sinks on vanity unit, low level WC, shower cubicle with hand held shower attachment, heated towel rail, underfloor heating.

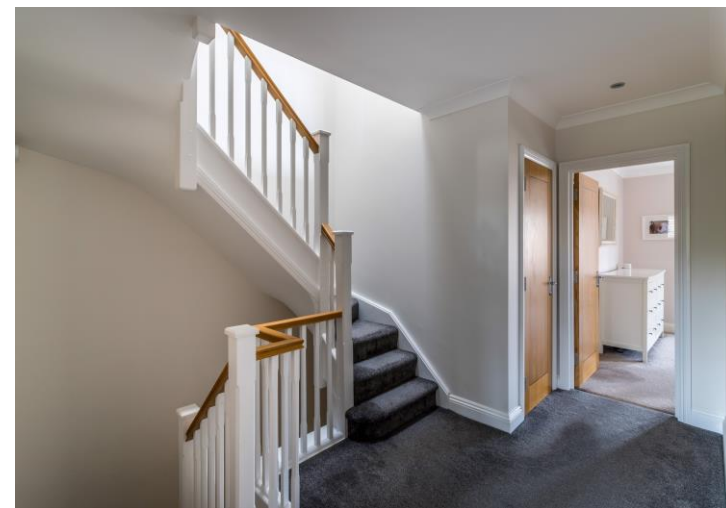




Bedroom 2 13' 10" x 12' 4" (4.21m x 3.76m)
Rear aspect, underfloor heating.

Bedroom 3 13' 10" x 9' 5" (4.21m x 2.87m)
Rear aspect, underfloor heating.

Bathroom 9' 0" x 7' 8" (2.74m x 2.34m)
Side aspect, ceramic tiled floor and part tiled walls, low level WC, wash hand basin on vanity unit, panelled bath, heated towel rail, corner shower with handheld shower attachment, underfloor heating.



Bedroom 4 17' 1" x 11' 4" (5.20m x 3.45m)

Side aspect, velux window, fitted wardrobes, eaves storage.

Bedroom 5 12' 9" x 12' 3" (3.88m x 3.73m)

Rear aspect, eaves storage.

Bathroom 8' 6" x 6' 9" (2.59m x 2.06m)

Side aspect, velux window, panelled bath with shower attachment, low level WC, wash hand basin on vanity unit, shower cubicle with hand held shower attachment.





Garage 19' 8" x 10' 2" (5.99m x 3.10m)
Integral.

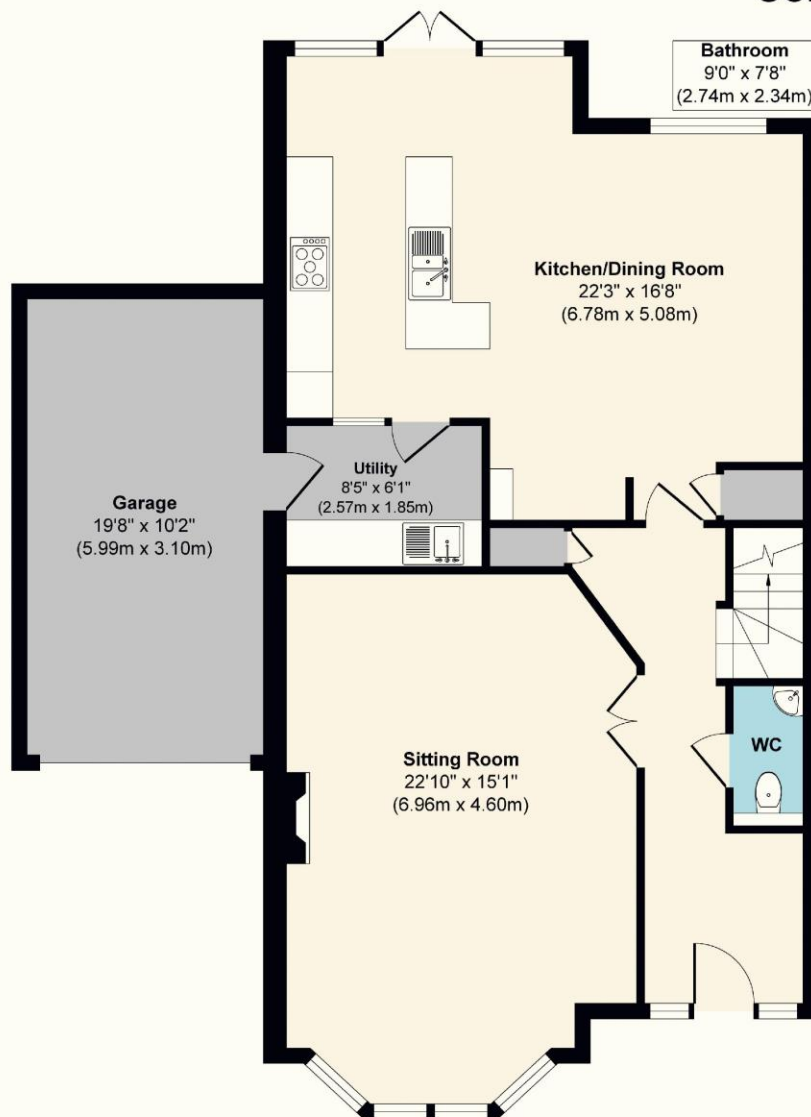
Rear Garden

Outside electrics, kids play area, water feature, designer low maintenance flower beds, separate patio area with canopy and lights.

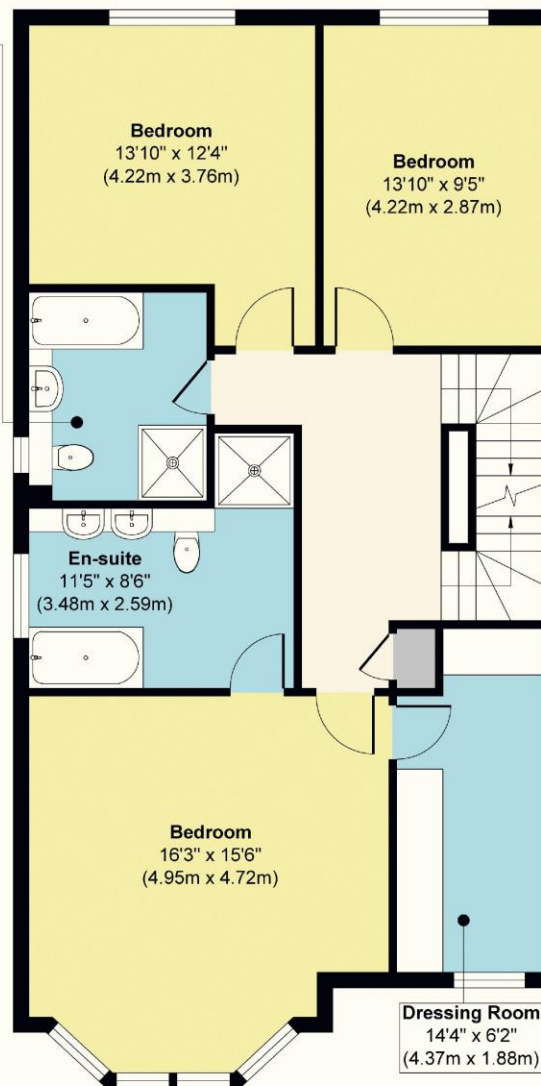




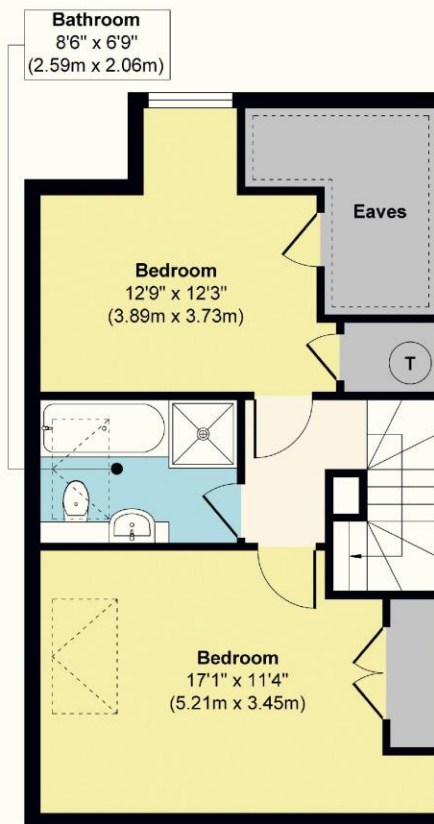
Cornwall Road, SM2



Ground Floor
Approximate Floor Area
918 sq. ft
(85.28 sq. m)



First Floor
Approximate Floor Area
951 sq. ft
(88.35 sq. m)

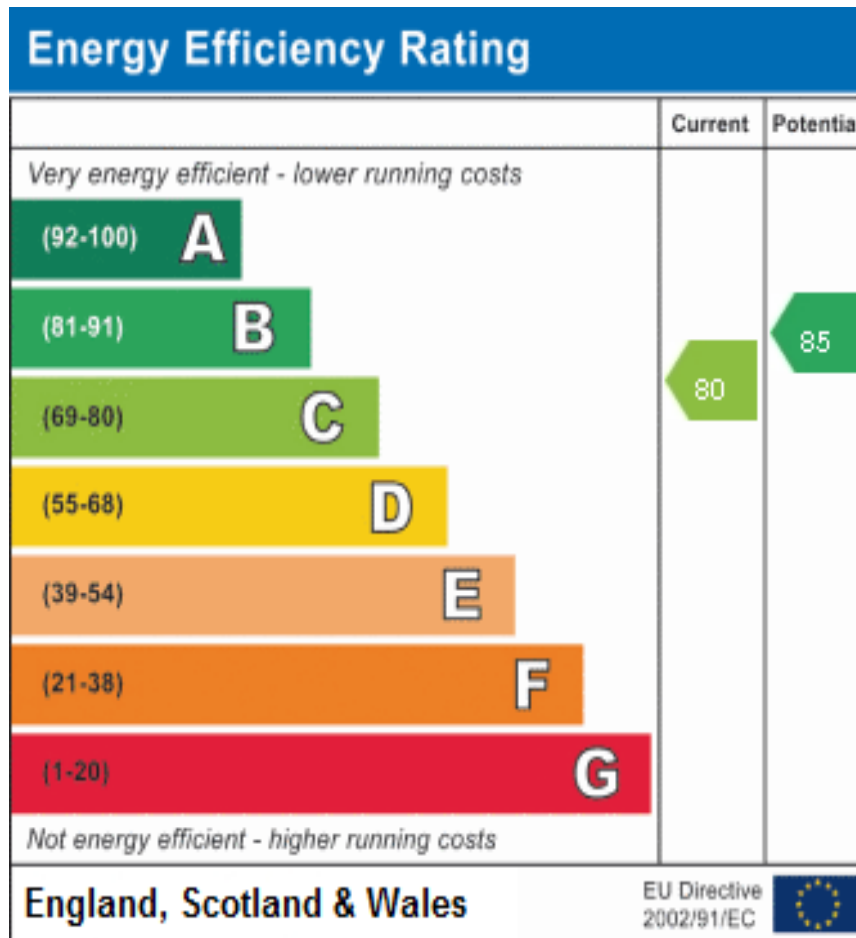


Second Floor
Approximate Floor Area
442 sq. ft
(41.06 sq. m)

Approx. Gross Internal Floor Area 2311 sq. ft / 214.69 sq. m

Approx. Gross Internal Garage Area 199 sq. ft / 18.48 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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