




HENLEY HOMES

99 Holmwood Road | Cheam
Surrey | SM2 7JS |



A fantastic opportunity to purchase a recently decorated four bedroom, two bathroom detached family home situated on the ever popular 'Nonsuch Estate'. This immaculately presented family home has generous living accommodation. The ground floor comprises of a downstairs cloakroom, two light and bright reception rooms, office, kitchen and conservatory with both having access into the garden. The first floor benefits from two bathrooms, one being en-suite to the master bedroom, three further bedrooms with two having built in wardrobes. Outside, the garden benefits from two patio areas either side of the conservatory and a large lawned garden.

Entrance Hall

Wood strip flooring.

Kitchen 15' 8" x 7' 6" (4.77m x 2.28m)

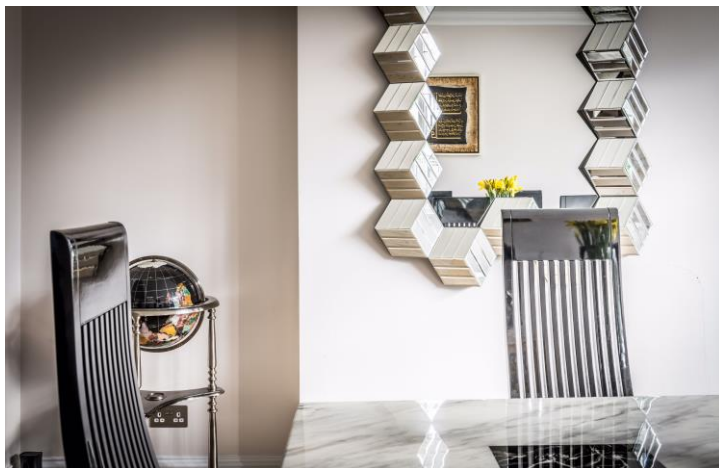
Double aspect, ceramic tiled floor, high and low level storage, integrated dishwasher, washing machine and fridge freezer. 1 1/2 sinks with wash disposal unit, Neff electric oven with induction hob and extractor hood, side patio door leading into the garden.





Dining Room 15' 9" x 12' 4" (4.80m x 3.76m)
Front aspect, large bay window, wood strip flooring.

Conservatory 12' 3" x 9' 7" (3.73m x 2.92m)
Ceramic tiled floor, ceiling mounted fan.



Sitting Room 19' 8" x 12' 0" (5.99m x 3.65m)

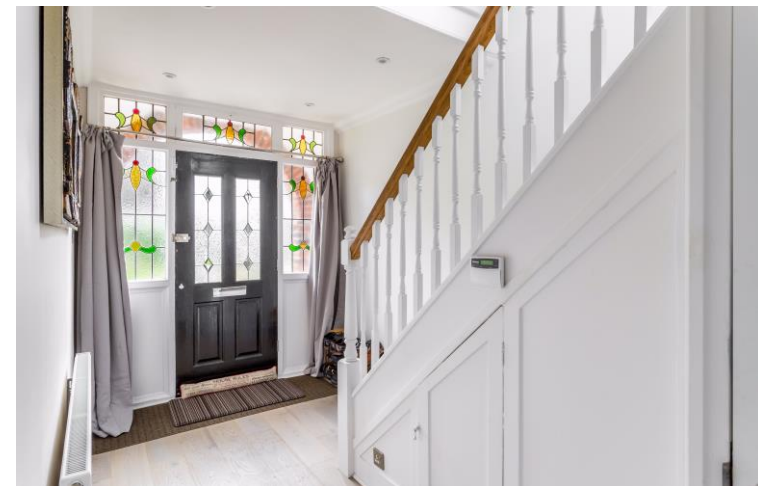
Rear aspect, wood strip flooring, bi-folds leading into the conservatory.

Cloakroom

Side aspect, low level WC, wall mounted wash hand basin.

Office 16' 0" x 8' 3" (4.87m x 2.51m)

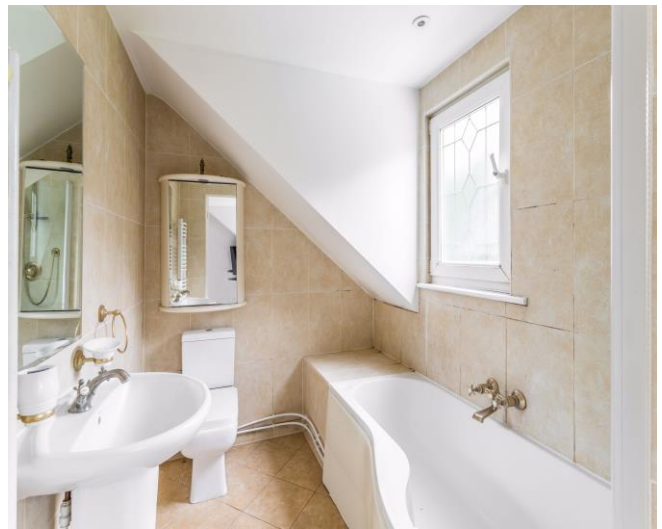
Rear aspect, wood strip flooring.





Master bedroom 15' 8" x 12' 0" (4.77m x 3.65m)
Rear aspect.

En-suite 7' 6" x 6' 3" (2.28m x 1.90m)
Rear aspect, heated towel rail, wash hand basin on pedestal,
low level WC, ceramic tiled floor and walls, panelled bath with
hand held shower attachment.



Bedroom 2 16' 4" x 11' 8" (4.97m x 3.55m)

Front aspect, large bay window, fitted wardrobes and drawers.

Bedroom 3 15' 7" x 8' 2" (4.75m x 2.49m)

Front aspect, fitted wardrobes.

Bedroom 4 8' 3" x 7' 8" (2.51m x 2.34m)

Front aspect, bay window.

Family Bathroom 9' 1" x 7' 7" (2.77m x 2.31m)

Side aspect, ceramic tiled floor and part tiled walls, low level WC, wash hand basin on vanity unit, heated towel rail, ceramic tiled panelled bath with wall mounted rain water shower head.



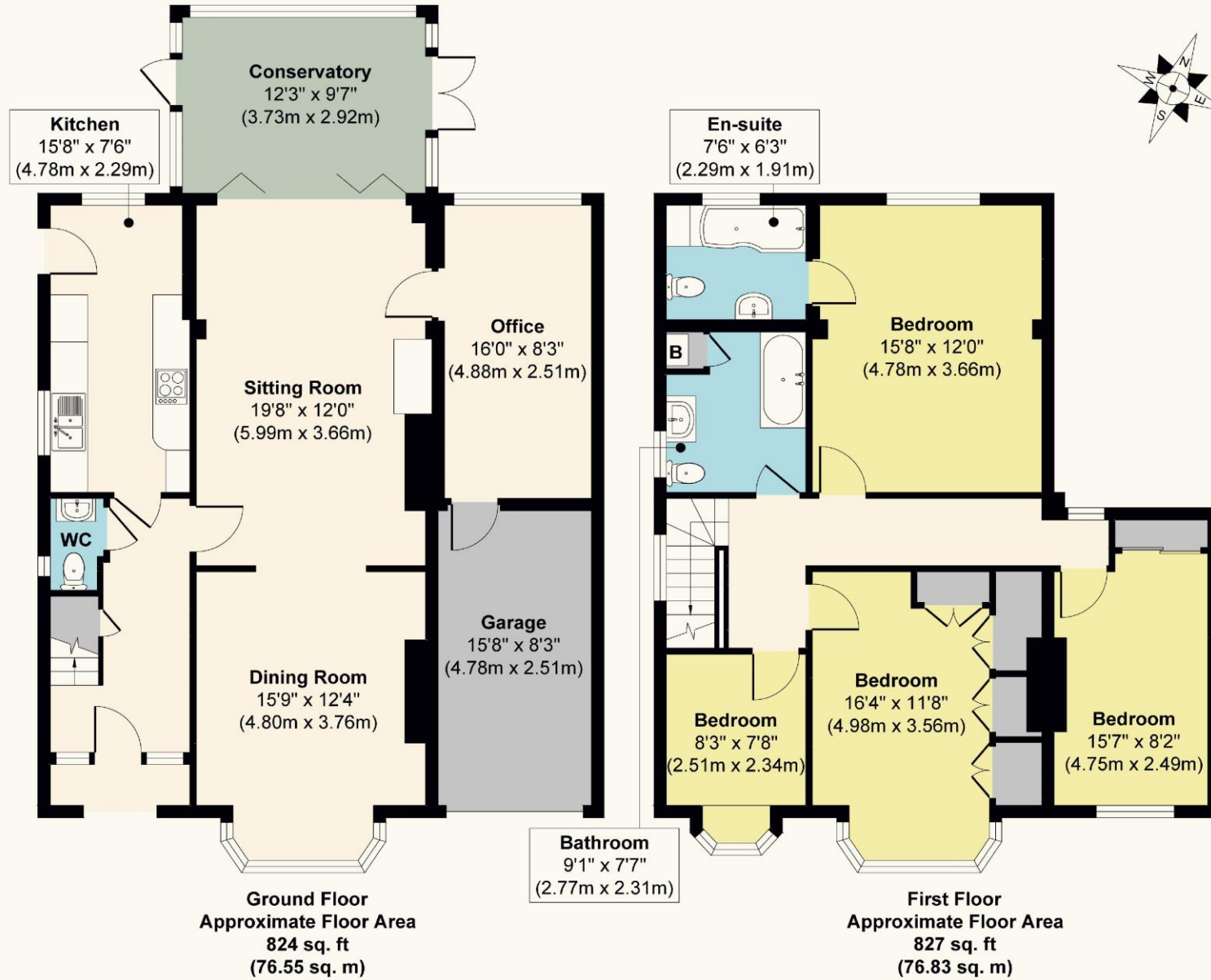
Garage 15' 8" x 8' 3" (4.77m x 2.51m)
Currently being used as a gym.

Front Garden 40' 0" x 30' 0" (12.18m x 9.14m)

Rear Garden 80' 0" x 40' 0" (24.37m x 12.18m)

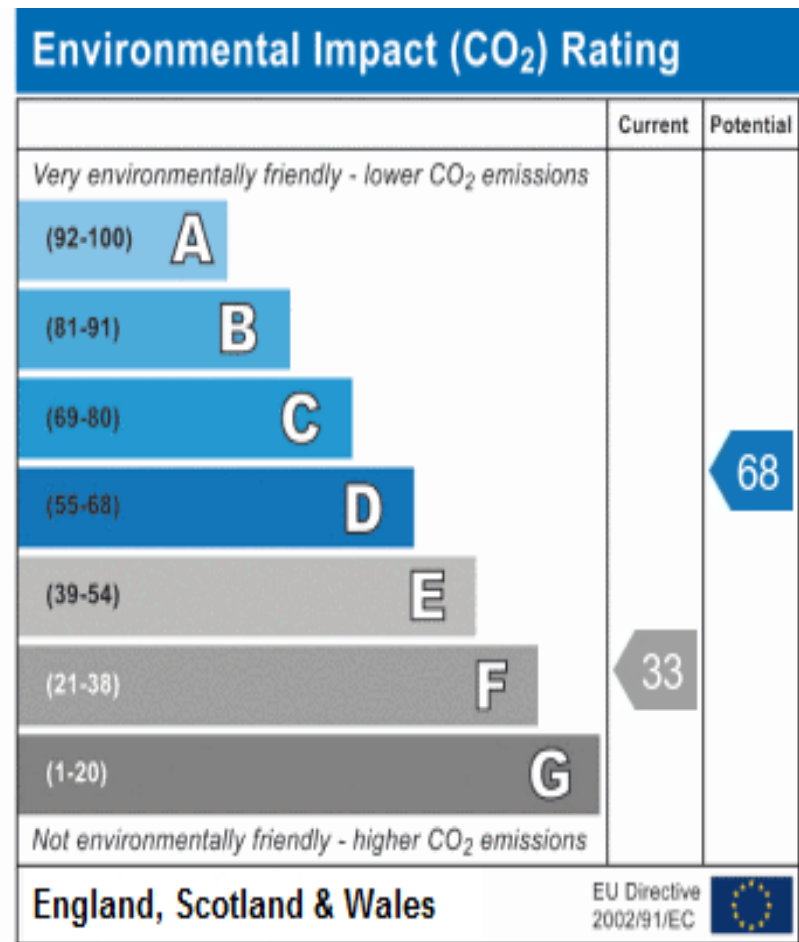
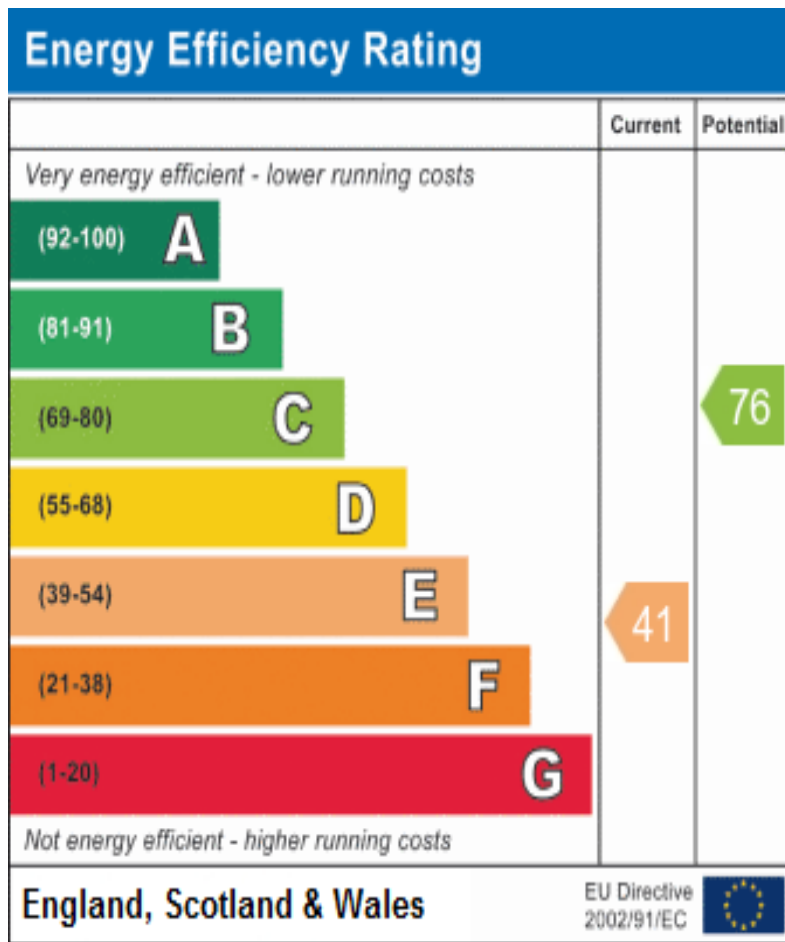


Holmwood Road, SM2



Approx. Gross Internal Floor Area 1651 sq. ft / 153.38 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