




HENLEY HOMES

12 The Dene | South Cheam
Surrey | SM2 7EG |



Set in a popular cul-de-sac in the heart of South Cheam, this immaculately presented four bedroom character detached family home offers huge downstairs accommodation. This light and bright residence oozes natural day light with the majority of room being double aspect. On the ground floor there are four reception rooms, cloakroom and kitchen/breakfast room with doors leading into the rear garden. Upstairs are four lovely airy bedrooms with the principal bedroom benefitting from a dressing area with built in wardrobes, bureau and wash hand basin and a family bathroom. Externally the front garden offers a carriage driveway with parking for several cars. To the rear there is a large lawned area with two patio areas and a multipurpose powered outbuilding.

Entrance Hall 15' 7" x 8' 0" (4.75m x 2.44m)

Spacious entrance hall with access to understairs cupboard.

Kitchen 20' 1" x 8' 0" (6.12m x 2.44m)

Double aspect, wood effect laminate floor, gas hob with extractor hood, space for larger fridge and freezer, integrated electric double oven, integrated dishwasher, granite worksurfaces, space for breakfast table, doors leading out onto the rear garden.

Utility 13' 5" x 9' 3" (4.09m x 2.82m)

Ceramic tiled floor and part tiled walls, sink, space for washing machine and tumble dryer, high and low level storage.





Sitting Room 18' 5" x 15' 8" (5.61m x 4.77m)
Double aspect, patio doors leading into garden, attractive feature fireplace with ceramic tiled hearth and wooden surround.



Dining Room 16' 0" x 10' 8" (4.87m x 3.25m)
Double aspect, double doors leading to kitchen.

Study 12' 4" x 9' 3" (3.76m x 2.82m)
Front aspect.

Office
Rear aspect, built in storage, doors opening onto patio area.

Cloakroom
Ceramic tiled floor, wall mounted wash hand basin on vanity unit, low level WC.





Bedroom 1 19' 10" x 13' 9" (6.04m x 4.19m)
Double aspect, dressing area with fitted wardrobes, top storage cupboards, vanity bureau, wash hand basin.



Bedroom 2 13' 9" x 10' 10" (4.19m x 3.30m)
Double aspect, fitted wardrobes.

Bedroom 3 14' 8" x 9' 3" (4.47m x 2.82m)
Double aspect.

Bedroom 4 10' 0" x 7' 2" (3.05m x 2.18m)
Front aspect.

Bathroom 10' 0" x 6' 8" (3.05m x 2.03m)
Rear aspect, ceramic tiled floor and walls, wash hand basin on pedestal, low level WC, two heated towel rails, panelled bath, power multi jet shower cubicle with hand held attachment.

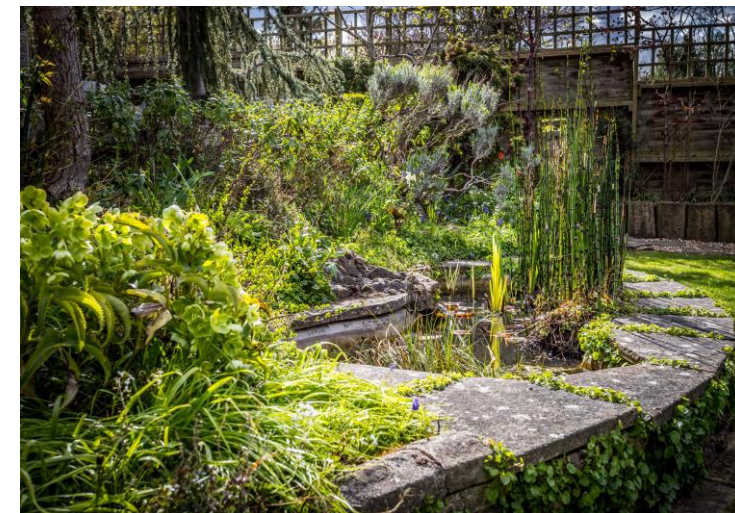
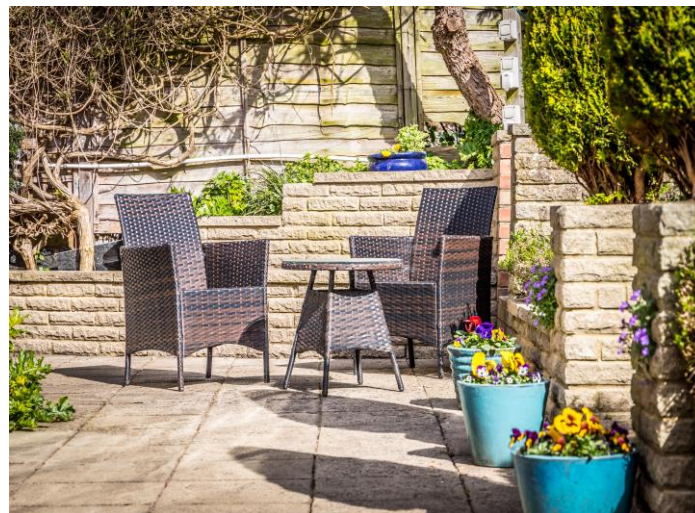




Outbuilding / Gym 17' 6" x 9' 6" (5.33m x 2.89m)

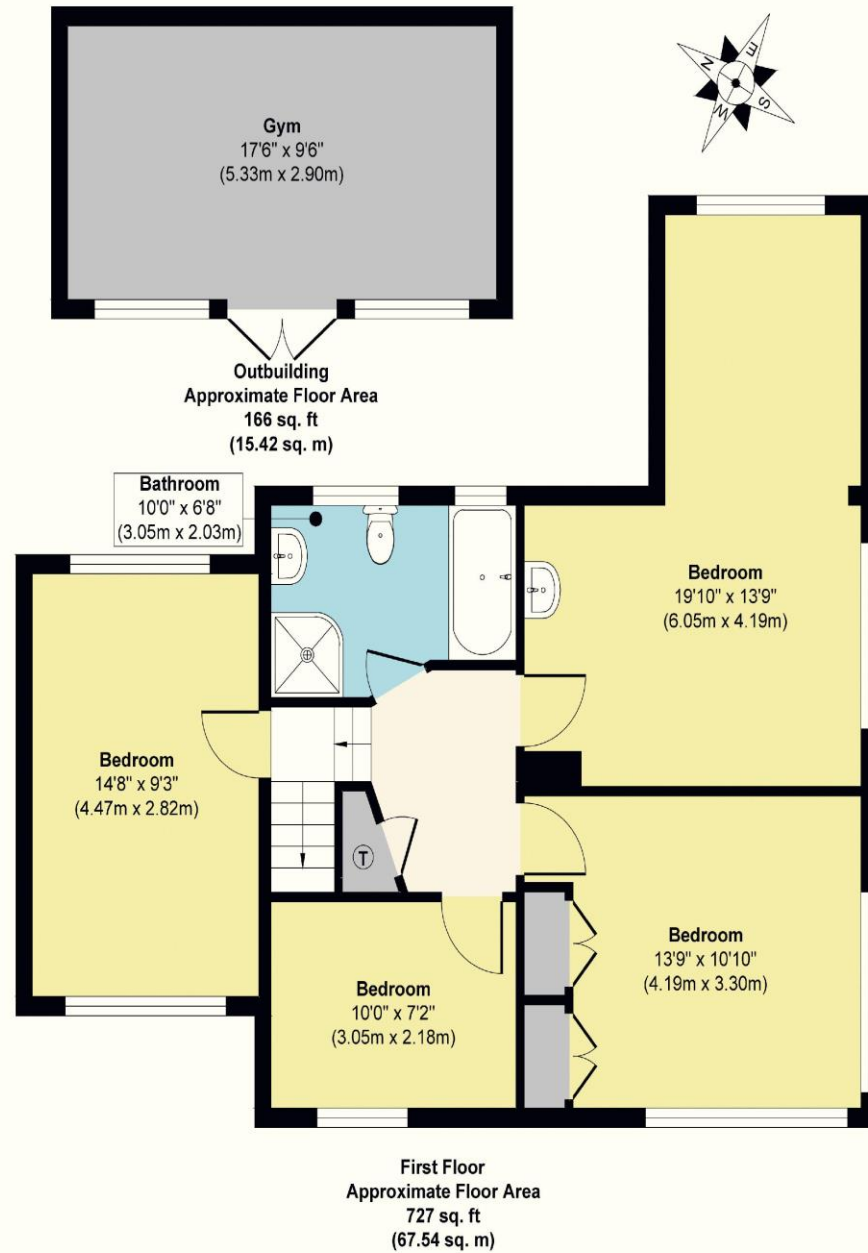
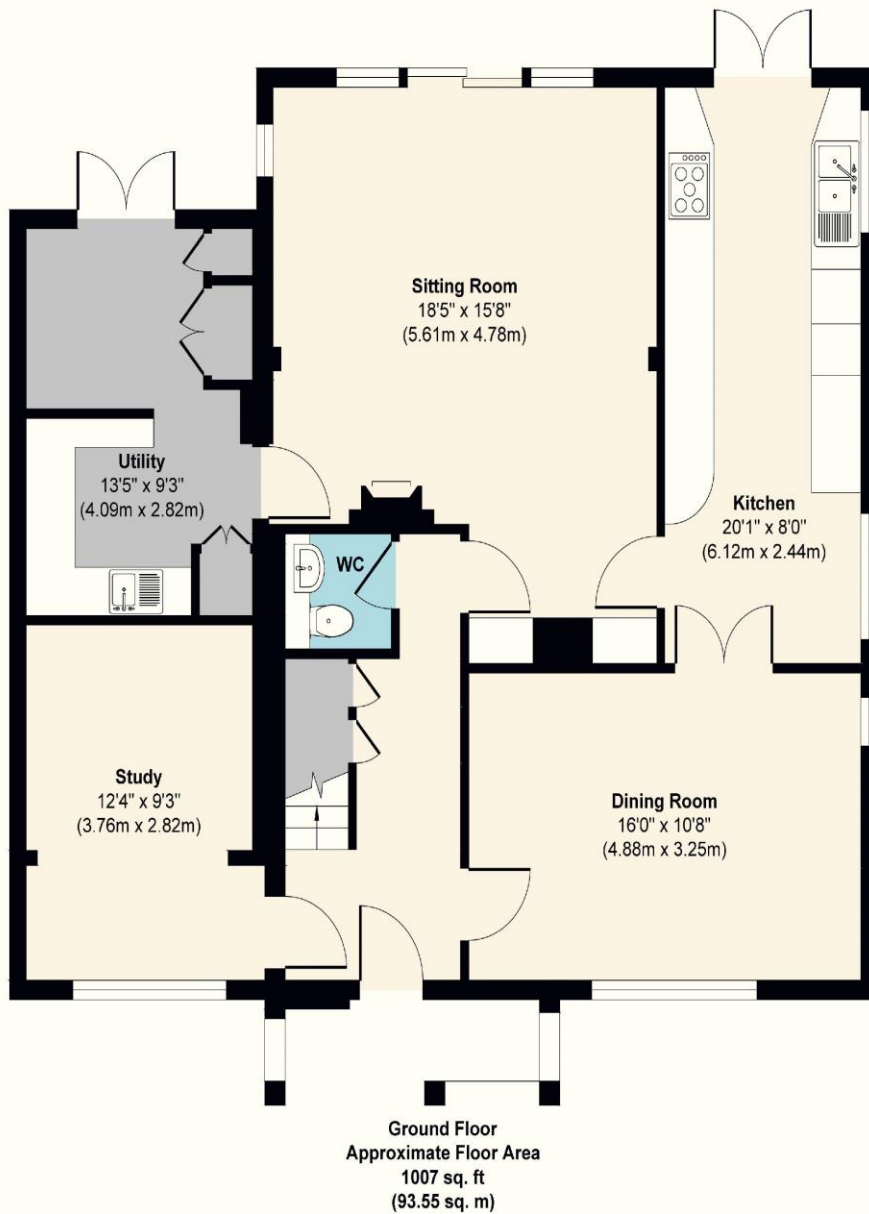
Rear Garden 75' 0" x 42' 0" (22.84m x 12.79m)

Large lawn area with well stocked flower beds and borders with two patio areas one close to the house and the other at the rear with decking area in front of the outbuilding,





The Dene SM2




Approx. Gross Internal Floor Area 1734 sq. ft / 161.09 sq. m

Approx. Gross Internal Floor Area 1900 sq. ft / 176.51 sq. m (Including Outbuilding)

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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