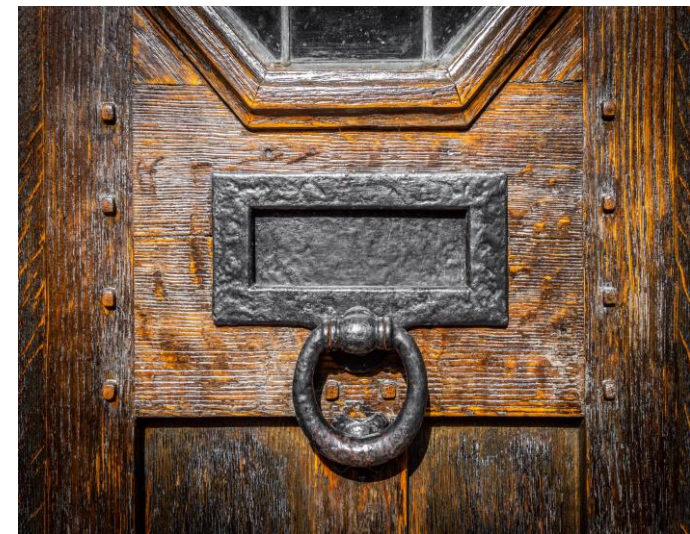





HENLEY HOMES

3 Golf Side | South Cheam
Surrey | SM2 7HA |



Golf Side is set within one of the most sought-after private 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 entrance hall, shower room, three reception rooms and a large kitchen/breakfast room with utility to the side. The wide staircase leads up-to the first floor, which has five bedrooms and two bathrooms. The master suite has the luxury of an en-suite. Externally the rear garden measures over 165ft with a mature and varied range of planting and outbuildings. Attached to the side of the property are two garages with a courtyard. This imposing property has huge potential to extend.

Entrance Hall

Original solid wood parquet flooring.

Family Room 19' 3" x 13' 4" (5.86m x 4.06m)

Rear double aspect, picture rail.

Cloakroom / Shower room 7' 8" x 6' 0" (2.34m x 1.83m)

Front aspect, ceramic tiled walls and floor, low level WC, wash hand basin on vanity unit, corner power shower with hand held attachment, heated towel rail.





Kitchen / Breakfast 22' 5" x 11' 9" (6.83m x 3.58m)

Rear aspect, high and low level storage, 1 1/2 sinks, rangemaster style cooker with gas hob and extractor hood, part quartz work surfaces and splash back, space for large american style fridge / freezer, integrated dishwasher, ceramic tiled floor, patio doors leading into the garden

Utility room 10' 9" x 7' 3" (3.27m x 2.21m)

Side aspect, door leading to courtyard, sink, tiled floor, part ceramic tiled walls, space for washing machine and fridge / freezer.



Sitting Room 30' 5" x 14' 9" (9.26m x 4.49m)

Triple aspect, original solid wood parquet floor, feature fireplace, picture rail, patio doors leading into the garden.





Dining Room 16' 6" x 14' 0" (5.03m x 4.26m)

Front aspect, picture rail, original solid wood parquet floor, door leading to garage.



Bedroom 2 10' 9" x 9' 9" (3.27m x 2.97m)
Rear aspect, picture rail.

Bedroom 3 11' 5" x 11' 5" (3.48m x 3.48m)
Front aspect, picture rail.

Bedroom 4 13' 6" x 10' 9" (4.11m x 3.27m)
Front aspect, picture rail, feature fireplace.

Bedroom 5 16' 6" x 13' 9" (5.03m x 4.19m)
Front triple aspect, picture rail.





Master bedroom 16' 7" x 16' 0" (5.05m x 4.87m)
Rear double aspect, fitted wardrobes.

En-suite 7' 5" x 6' 8" (2.26m x 2.03m)
Rear aspect, ceramic tiled floor and walls, heated towel rail, low level WC, wash hand basin on vanity unit, shower cubicle with hand held attachment.



Family Bathroom 11' 5" x 7' 5" (3.48m x 2.26m)

Rear aspect, low level WC, heated towel rail, shower cubicle with hand held attachment, ceramic tiled walls and floor, wash hand basin on pedestal, free standing roll top bath with hand held shower attachment.





Garage 1 17' 8" x 10' 6" (5.38m x 3.20m)

Garage 2 17' 6" x 9' 8" (5.33m x 2.94m)

Store 17' 7" x 10' 0" (5.36m x 3.05m)

Green house 10' 0" x 6' 5" (3.05m x 1.95m)

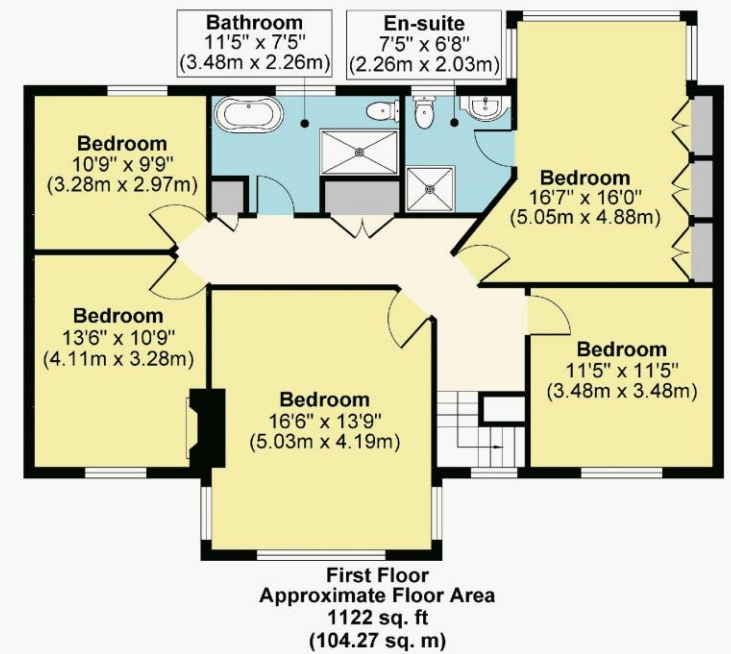
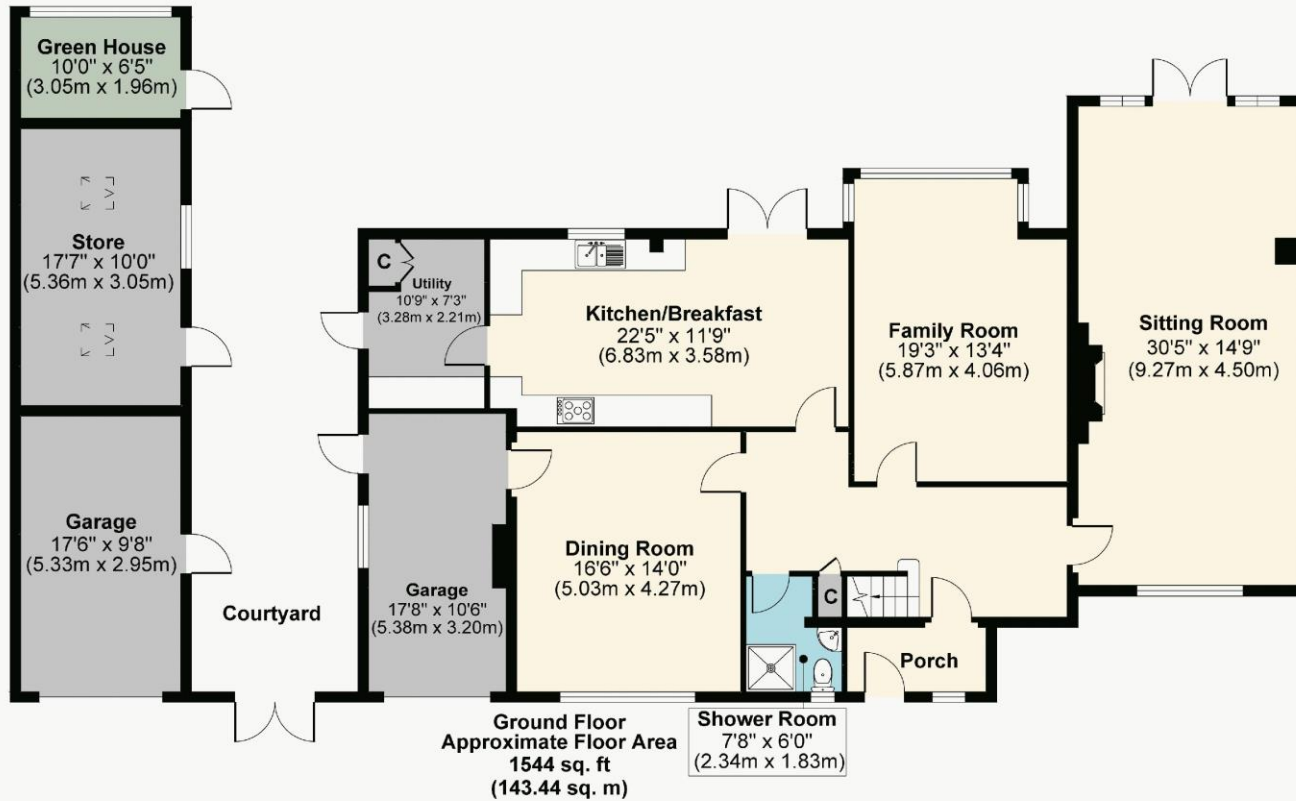
Front garden 101' 0" x 55' 0" (30.76m x 16.75m)
Large carriageway driveway.

Rear Garden 167' 0" x 101' 0" (50.86m x 30.76m)



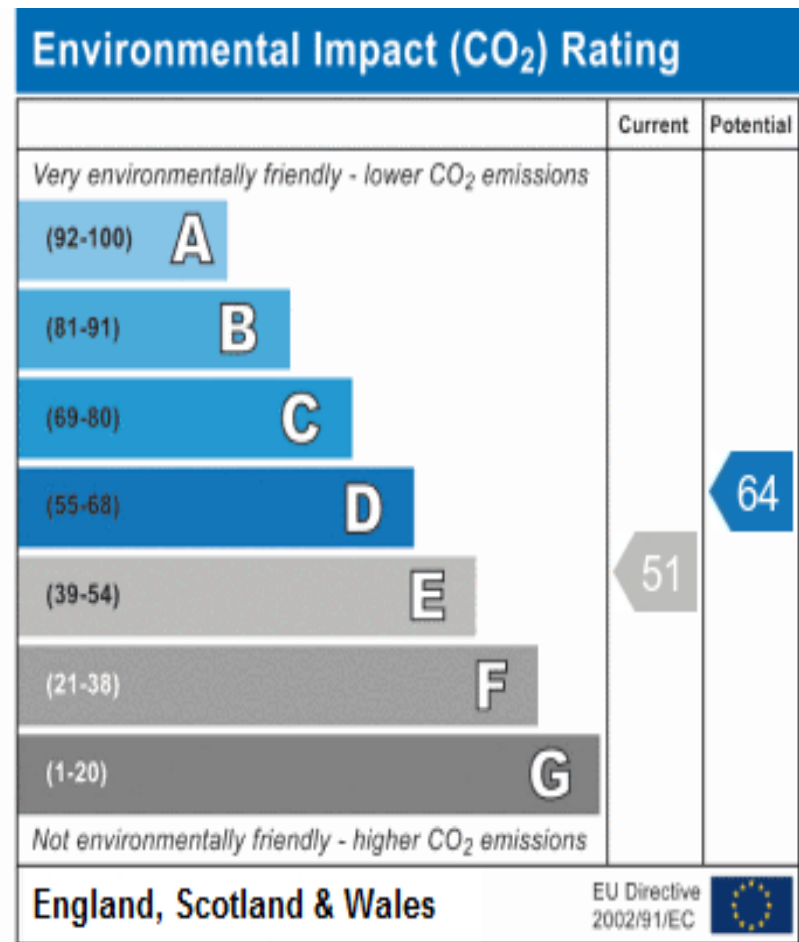
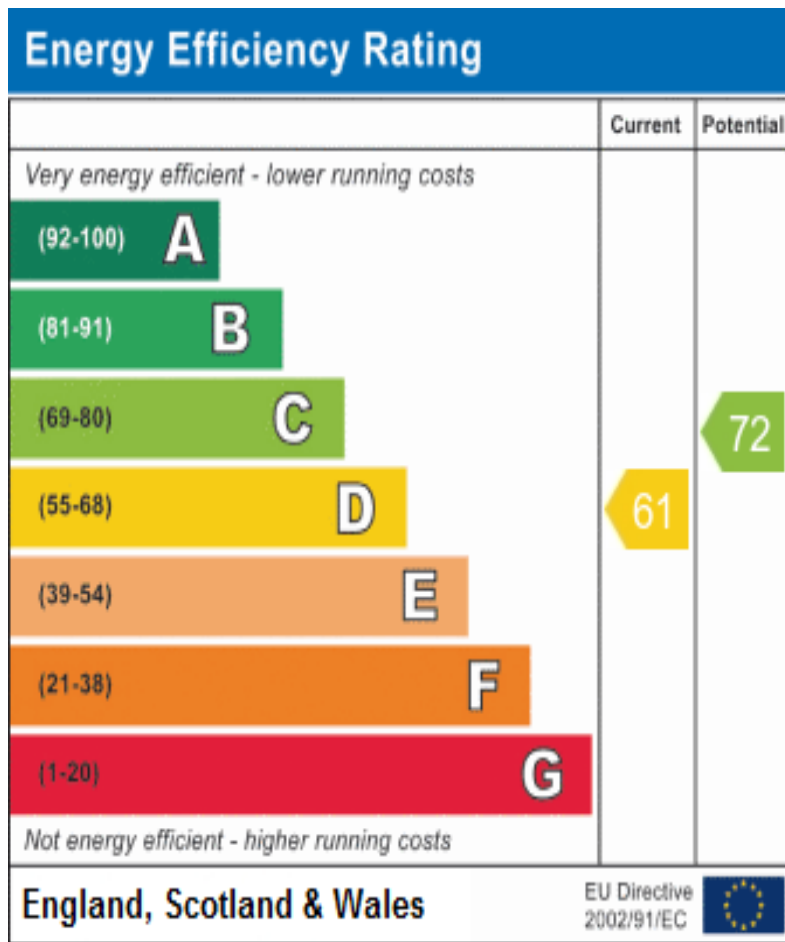


Golf Side SM2



Approx. Gross Internal Floor Area 2666 sq. ft / 247.71 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.

HENLEY HOMES

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