




HENLEY HOMES

9 Northdown Road |
South Cheam | Surrey SM2 7AA |



An ultra-high specification, luxury, modern and contemporary lifestyle semi-detached Arts & Crafts style family residence situated in the heart of South Cheam. This 'New Build' property offers an extensive array of premium features and has been built and finished to the most exemplary of standards by Surrey's award winning developer MJ Harding. With over 2,800sq ft of living space and spread over three floors the vast accommodation comprises on the ground floor of a double aspect sitting room, a breath-taking open plan kitchen/family room with slider doors leading to the garden and also benefits from underfloor heating and provides a downstairs cloakroom. The first floor has three double bedrooms with the main having an en-suite bathroom and dressing area, a further family bathroom and utility room. On the second floor there are two further double bedrooms with a Jack and Jill style bathroom. Externally the property has parking for three/four cars and a garage. The rear garden is architecturally designed to be low maintenance and has a full width limestone patio area. The property is fully wired with CAT6 cabling enabling both terrestrial and satellite internet throughout the house and gaming sockets.

Kitchen / Dining Room 24' 9" x 22' 8" (7.54m x 6.90m)

Double aspect, integrated dishwasher, engineered oak flooring, underfloor heating, integrated larder fridge and separate freezer, siemens electric oven, microwave oven and warming drawer, extractor hood and induction hob, quooker hot water tap, integrated recycling bins, waste disposal unit, high and low level storage, slider doors leading out to patio area, silestone work surface and central island with low level storage.

Cloakroom

Engineered oak flooring, underfloor heating, low level WC, wall mounted wash hand basin on vanity unit.

Sitting Room 21' 5" x 13' 1" (6.52m x 3.98m)

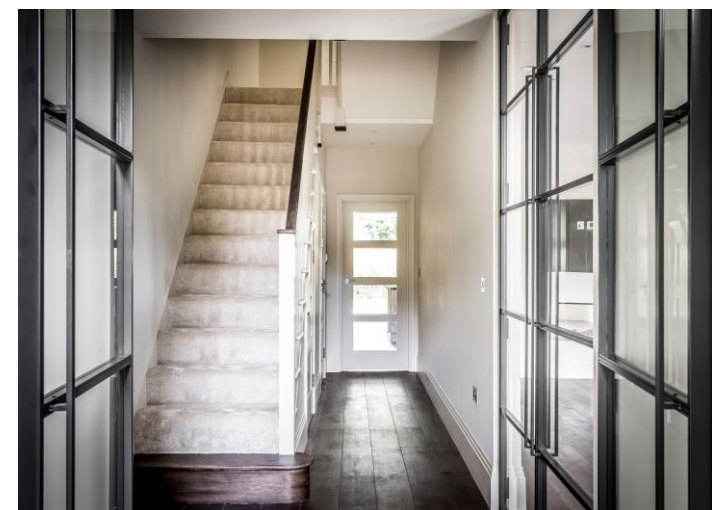
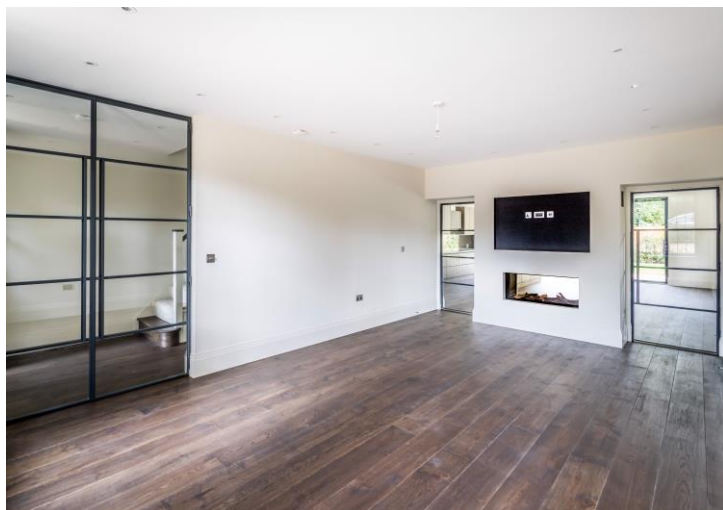
Engineered oak flooring, underfloor heating, remote control gas fireplace.

Bedroom 1 19' 0" x 15' 3" (5.79m x 4.64m)

Front aspect, built in wardrobes and separate dressing area.

En-suite 15' 8" x 8' 9" (4.77m x 2.66m)

Double aspect, underfloor heating, porcelain tiled floor and part tiled walls, heated towel rail, two wash hand basins on vanity units, low level WC, shower with wall mounted shower head and separate hand held attachment, panelled bath with shower attachment.





Bedroom 2 18' 7" x 11' 8" (5.66m x 3.55m)

Rear aspect.

Bedroom 3 18' 7" x 10' 4" (5.66m x 3.15m)

Rear aspect.

Family Bathroom 11' 2" x 5' 5" (3.40m x 1.65m)

Side aspect, porcelain tiled floor and walls, heated towel rail, wash hand basin on vanity unit, underfloor heating, low level WC, panelled bath with shower attachment, shower with wall mounted shower head.

Utility

Silestone work surface, space for washing machine and tumble dryer, sink, high and low level storage, tiled floor.

Bedroom 4 20' 0" x 16' 5" (6.09m x 5.00m)

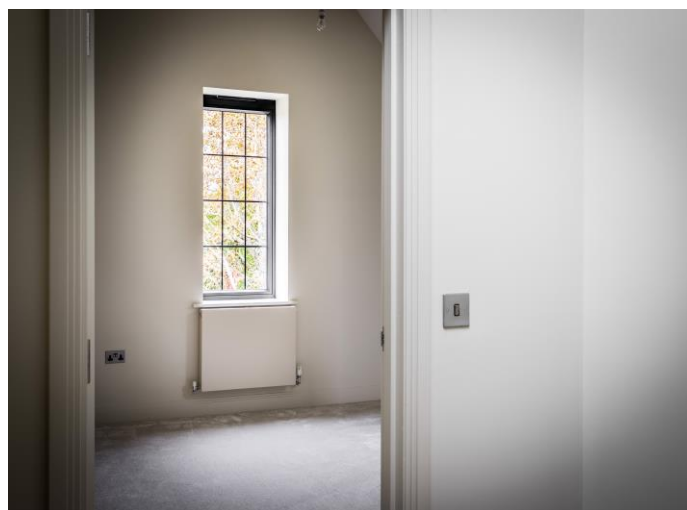
Double aspect, remote control velux window.

Bedroom 5 16' 3" x 13' 5" (4.95m x 4.09m)

Double aspect, remote control velux window.

Jack and Jill Bathroom 9' 0" x 8' 7" (2.74m x 2.61m)

Velux window, porcelain tiled floor and part tiled walls, under floor heating, heated towel rail, low level WC, wash hand basin on vanity unit, shower with wall mounted shower head and separate hand held attachment.



Garden

Limestone paving, perimeter watering system, rainwater harvester, garden lighting.

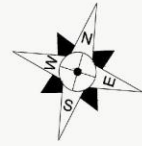
Garage 17' 6" x 9' 5" (5.33m x 2.87m)

Local Area

Cheam is amongst the most sought after areas in Surrey, a pretty village with excellent local facilities for retail and leisure. Shops and restaurants include a Waitrose Local, Sainsburys Local, Pizza Express, WH Smiths, Boots and boutique shops. Cheam maintains a strong sense of community, it has local butchers and greengrocers and the village. The Cheam Village fair in May takes place in nearby Cheam Park. Alongside this park is the historic Nonsuch Park; both parks offer wide open spaces for Sunday walks, joggers and strollers alike. Two fabulous golf courses are within a mile of the development, Cuddington Golf Club and Banstead Downs. Both are all year round courses with a very good reputation and facilities. David Lloyd Cheam is situated just a short distance from Cheam Village and next to Nonsuch Park, on the grounds of Nonsuch Girls School. They offer great facilities to the residents of Cheam and Sutton including stunning exercise studios, a state-of-the-art gym and facilities for all the family as well as indoor and outdoor heated swimming pools, tennis courts and a wonderful, friendly social atmosphere too.



Northdown Road SM2



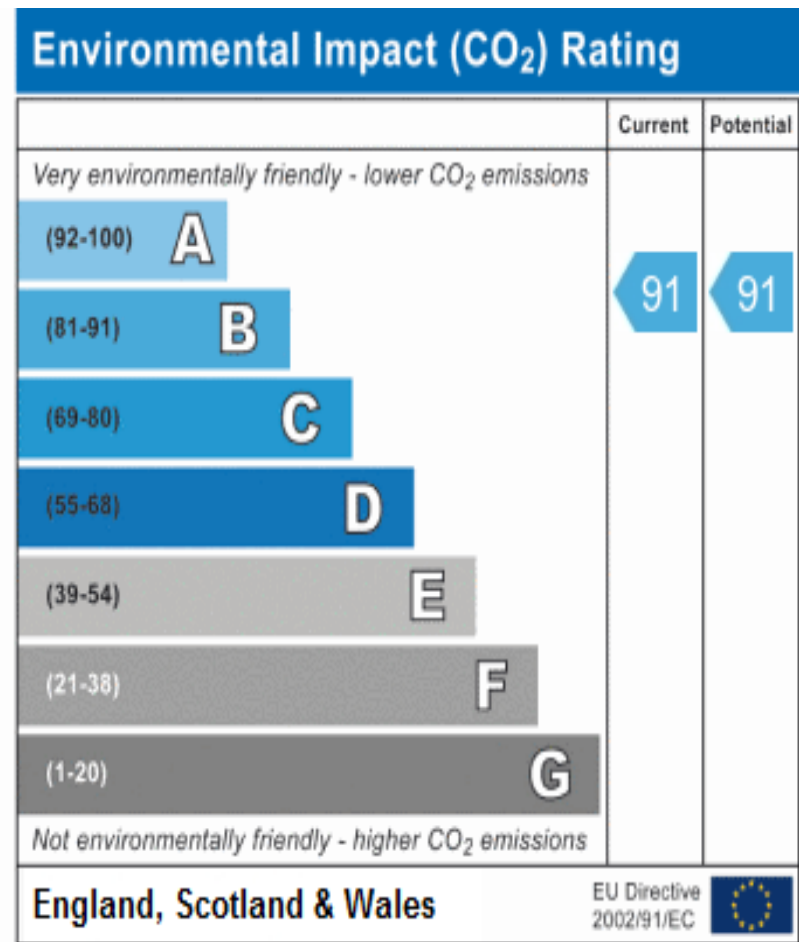
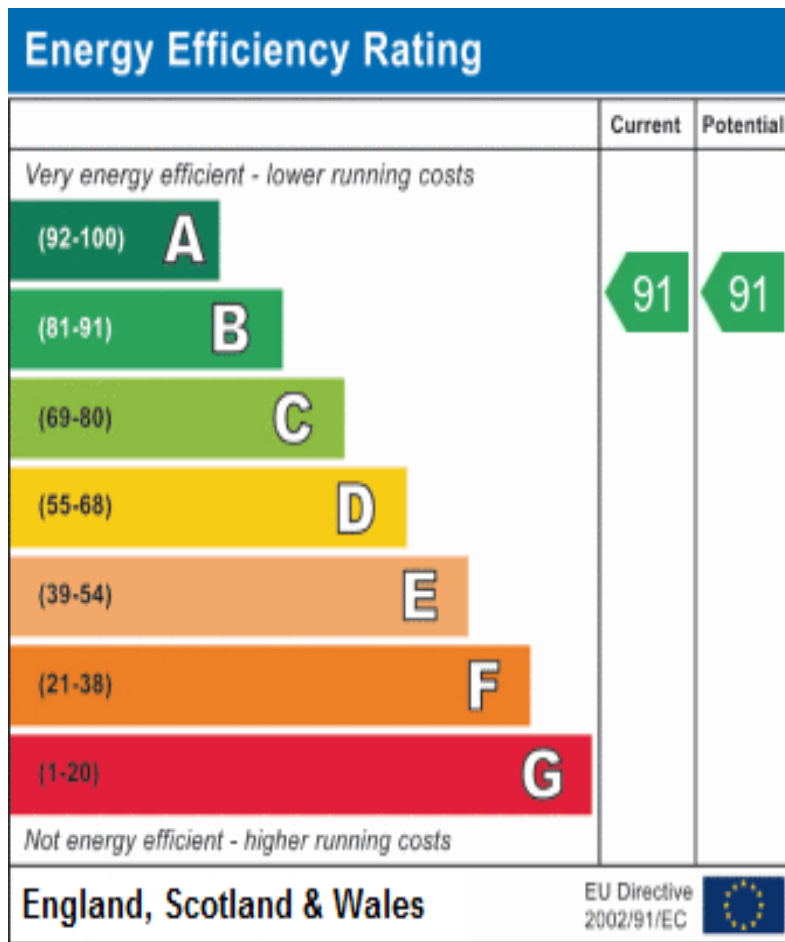
Ground Floor
 Approximate Floor Area
 1069 sq. ft
 (99.31 sq. m)

First Floor
 Approximate Floor Area
 1082 sq. ft
 (100.52 sq. m)

Second Floor
 Approximate Floor Area
 700 sq. ft
 (65.03 sq. m)

Approx. Gross Internal Floor Area 2851 sq. ft / 264.86 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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