




HENLEY HOMES

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



Spread over three floors the vast accommodation comprises on the ground floor of a double aspect sitting room, a breath-taking open plan double aspect kitchen/family room with slider doors leading to the garden. The ground floor benefits from underfloor heating and provides a downstairs cloakroom. The first floor has a utility room, two double bedrooms both with en-suite bathrooms and the primary bedroom benefiting from a dressing room. On the second floor there are three further bedrooms, and two bathrooms. Externally the property has parking for two cars and a garage at the rear. The rear garden is architecturally designed to be low maintenance and has a full width limestone patio area and path. The property is fully wired with CAT6 cabling enabling both terrestrial and satellite internet throughout the house and gaming sockets. This 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.

Kitchen / Dining Room 26' 4" x 16' 3" (8.02m x 4.95m)

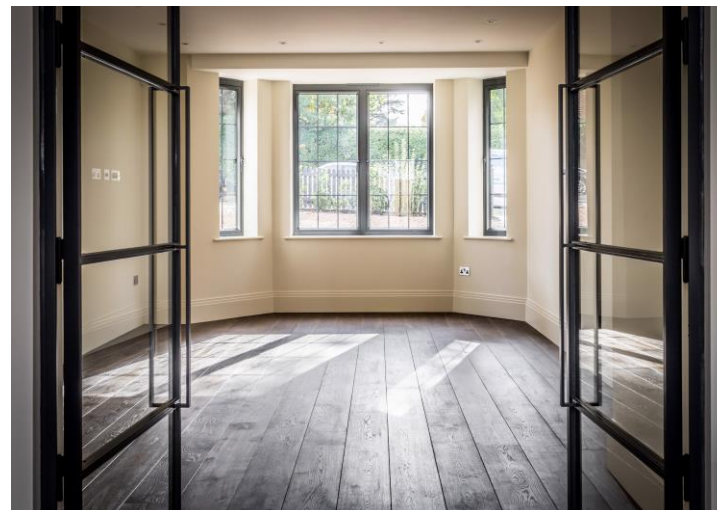
Triple aspect, integrated dishwasher, engineered oak flooring, underfloor heating, integrated larder fridge and separate freezer, siemens electric oven, microwave oven, extractor hood and induction hob, quooker hot water tap, integrated recycling bins, was disposal unit, high and low level storage, slier doors leading out to patio area, silestone work surface and central island, remote control gas fireplace.

Cloakroom

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

Sitting Room 22' 2" x 19' 3" (6.75m x 5.86m)

Double aspect, large bay window, engineered oak flooring, underfloor heating.





Bedroom 1 16' 3" x 14' 8" (4.95m x 4.47m)
Rear aspect, built in wardrobes.

En-suite 14' 9" x 11' 2" (4.49m x 3.40m)
Front 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.

Dressing Room 11' 2" x 10' 9" (3.40m x 3.27m)
Built in hanging space and shelving.

Bedroom 2 14' 3" x 12' 8" (4.34m x 3.86m)
Front aspect, large bay window.

En-Suite 6' 8" x 5' 3" (2.03m x 1.60m)
Front aspect, low level WC, wall mounted wash hand basin on vanity unit, shower with wall mounted shower head and separate hand held attachment, under floor heating, porcelain tiled floor.

Utility room
Tiled floor, high and low level storage, sink, space for washing machine and tumble dryer.



Bedroom 3 20' 6" x 12' 5" (6.24m x 3.78m)
Side aspect, storage cupboard.

Bedroom 4 16' 4" x 13' 5" (4.97m x 4.09m)
Rear aspect remote control velux windows.

Bedroom 5 11' 6" x 8' 9" (3.50m x 2.66m)
Side aspect.

Bathroom

Front aspect remote control velux window, underfloor heating, porcelain tiled floor and part tiled walls, heated towel rail, wash hand basin on vanity unit, low level WC, panelled bath with shower attachment.

Shower Room

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





Garden

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

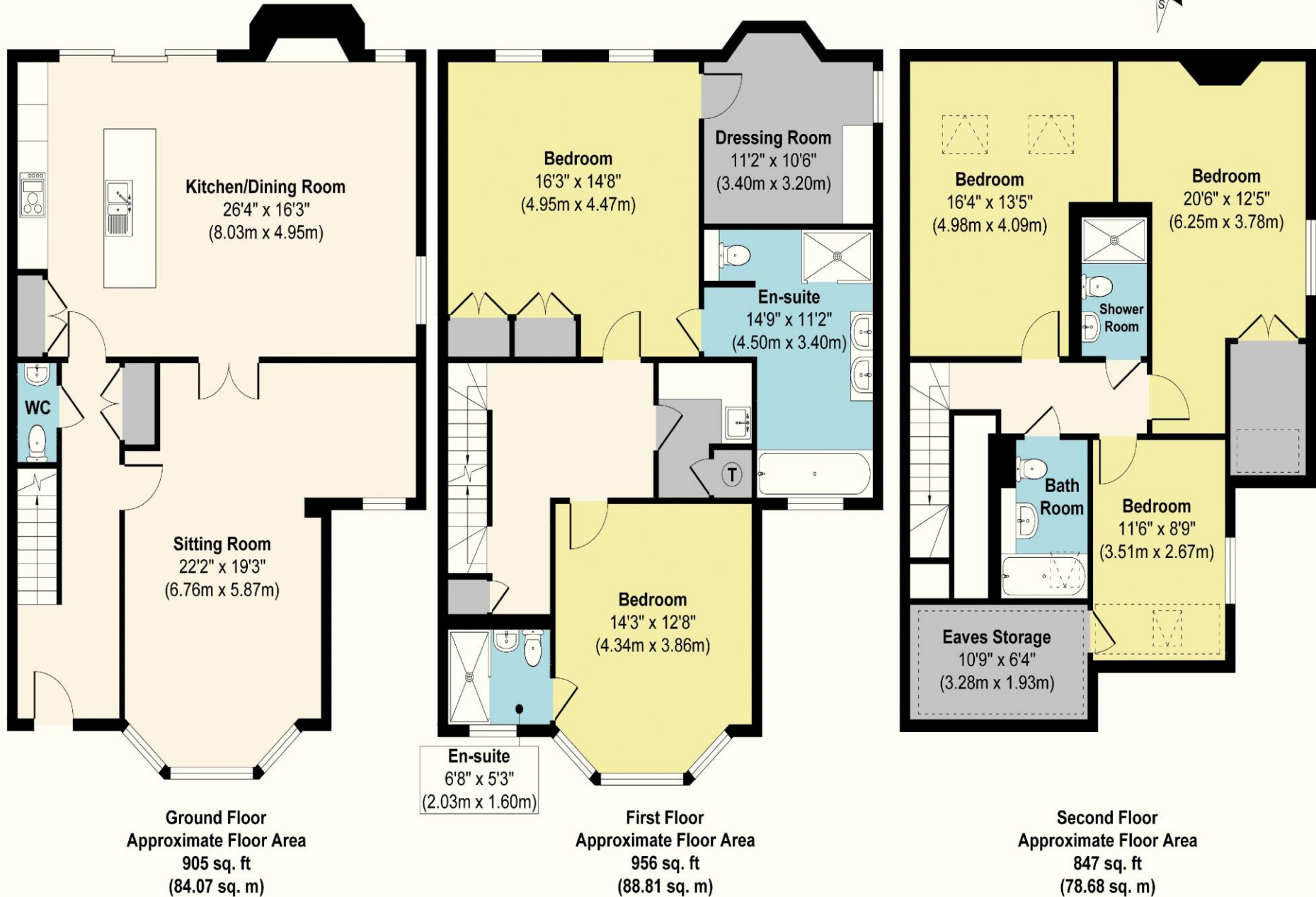
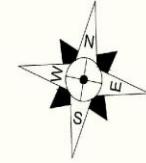
Garage

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.

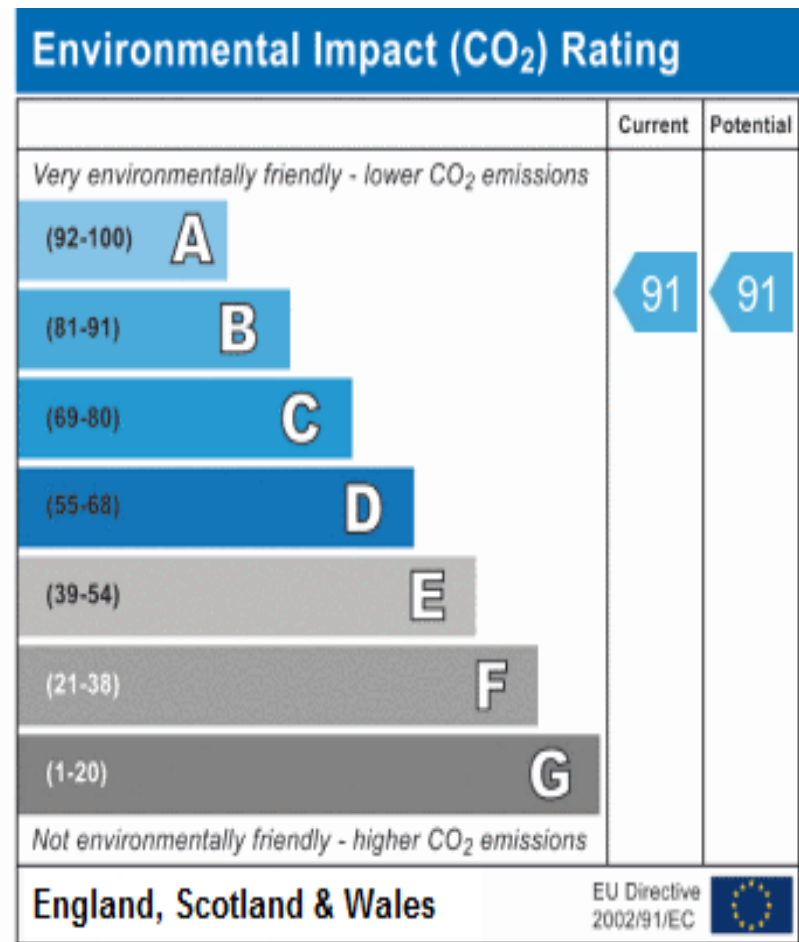
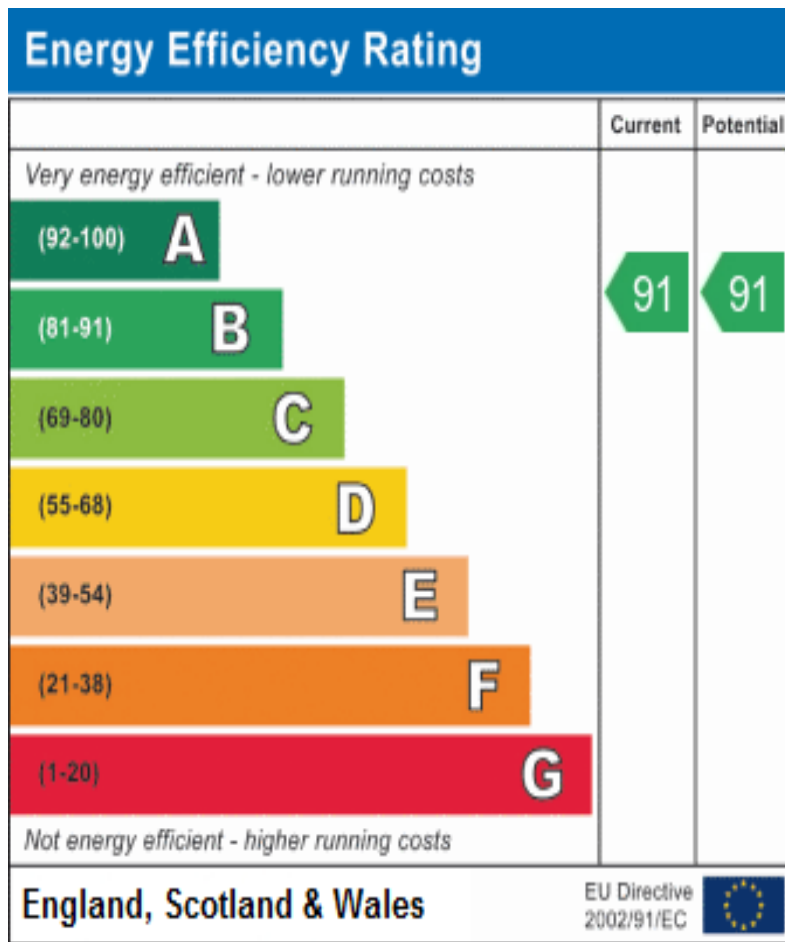


Northdown Road SM2



Approx. Gross Internal Floor Area 2406 sq. ft / 223.52 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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