




HENLEY HOMES

39 The Avenue | South Cheam
Surrey | SM2 7QA |



HENLEY HOMES ESTATE AGENT - The Avenue is set within one of the most sought-after 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 0.45 an acre. The ground floor comprises of a grand oak entrance hall, cloakroom, three large reception rooms, a study, family room and a magnificent kitchen / breakfast room, which is perfect for the modern day living with the benefit of a separate utility room. The wide oak staircase leads up-to the first floor, which has six large bedrooms and three bathrooms. The master suite has the luxury of having both an en-suite and a dressing area. Externally the rear garden measures over 175ft with a mature and varied range of planting and outbuildings.

Entrance Hall 14' 4" x 12' 8" (4.37m x 3.86m)

Solid oak parquet.

Kitchen / Breakfast Room 23' 4" x 12' 5" (7.11m x 3.78m)

Double aspect, high and low level storage, velux sky light, strip flooring, 1 1/2 sink, electric hob with extractor hood, space for large american fridge/freezer, integrated electric double oven.

Utility 12' 9" x 7' 7" (3.88m x 2.31m)

Side aspect, door leading into side passage and outbuildings, low level storage, space for washing machine, pantry storage.





Dining Room 16' 8" x 14' 2" (5.08m x 4.31m)
Front aspect, large bay window.

Drawing Room 16' 0" x 12' 5" (4.87m x 3.78m)
Front aspect, feature fireplace, cornice.

Sitting Room 20' 4" x 14' 2" (6.19m x 4.31m)
Rear aspect, patio doors leading into garden, wood flooring.

Family Room 20' 3" x 16' 5" (6.17m x 5.00m)
Rear aspect, patio doors leading onto patio, wood effect laminate flooring.



Study 13' 4" x 13' 2" (4.06m x 4.01m)
Front aspect, large bay window.

Cloakroom 4' 0" x 3' 1" (1.22m x 0.94m)
Side aspect, low level WC, wash hand basin on pedestal,
wood effect laminate flooring.





Bedroom 1 14' 2" x 14' 2" (4.31m x 4.31m)
Front aspect, built in wardrobes.

Dressing area 8' 9" x 7' 4" (2.66m x 2.23m)
Front aspect, bay window.

En-suite 7' 3" x 6' 2" (2.21m x 1.88m)
Panelled bath, heated towel rail, low level WC, wash hand basin on pedestal, shower cubicle with hand held attachment.



Bedroom 2 17' 2" x 11' 1" (5.23m x 3.38m)
Rear aspect, fitted wardrobes.

Bedroom 3 16' 10" x 12' 0" (5.13m x 3.65m)
Double aspect.

Bedroom 4 14' 1" x 13' 6" (4.29m x 4.11m)
Rear aspect, fitted wardrobes.

Bedroom 5 13' 2" x 10' 7" (4.01m x 3.22m)
Front aspect.

Bedroom 6 12' 9" x 12' 5" (3.88m x 3.78m)
Rear aspect.

Family Bathroom 11' 7" x 6' 9" (3.53m x 2.06m)
Side aspect, corner shower unit, panelled bath, low level WC,
wash hand basin on pedestal, wood effect laminate flooring,
tiled walls.

Bathroom 7' 9" x 7' 3" (2.36m x 2.21m)
Rear aspect, corner bath with shower attachment, wash hand
basin on pedestal, bidet, separate WC.

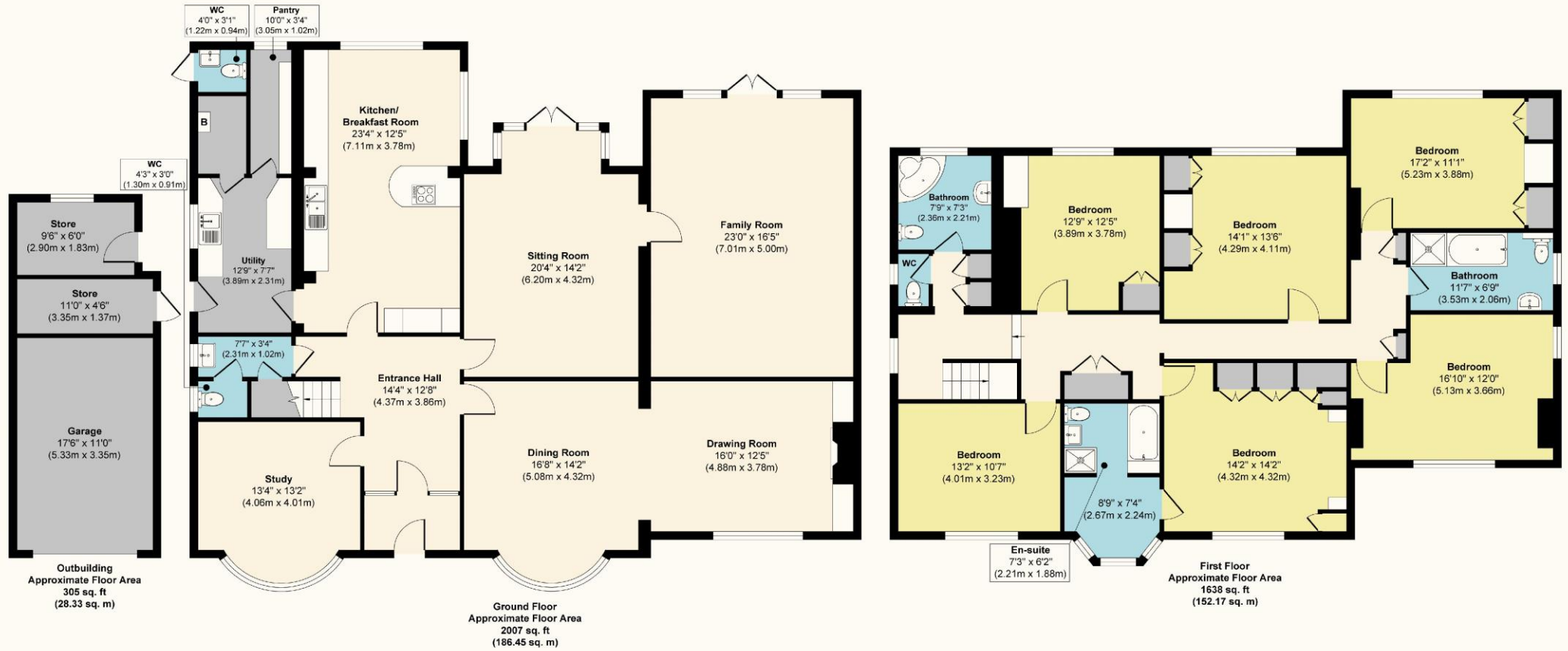
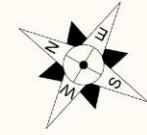


Garage 17' 6" x 11' 0" (5.33m x 3.35m)

Outdoor Store 11' 0" x 4' 6" (3.35m x 1.37m)

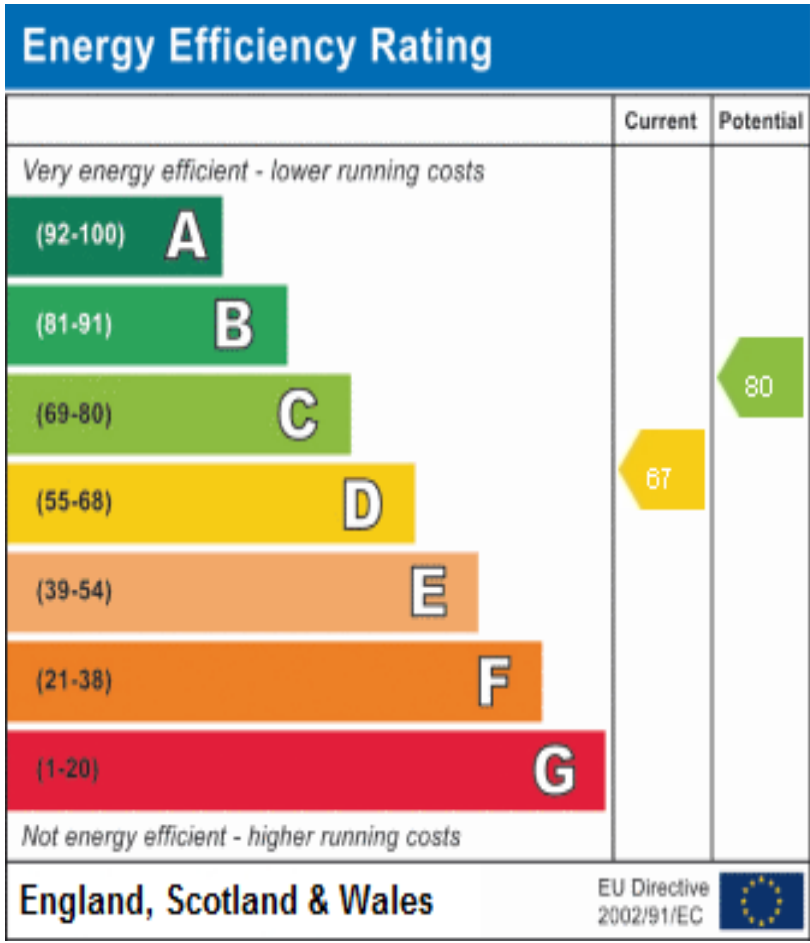


The Avenue SM2



Approx. Gross Internal Floor Area 3645 sq. ft / 338.62 sq. m
Approx. Gross Internal Floor Area 305 sq. ft / 28.33 sq. m (Outbuilding & Garage)

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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