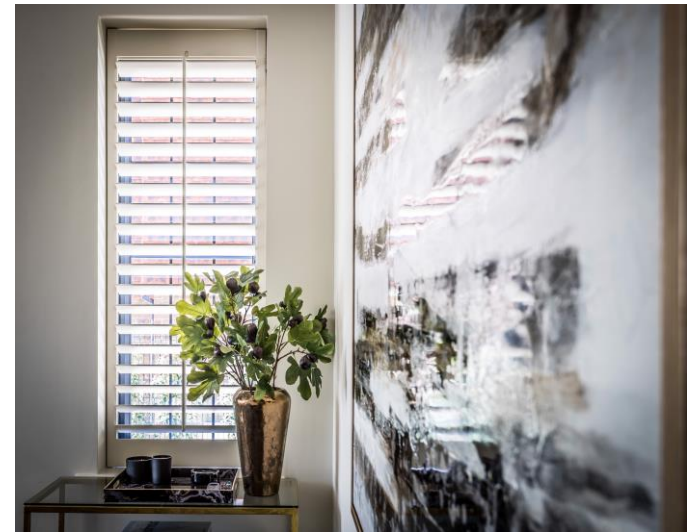




  
HENLEY HOMES

10 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. Spread over three floors the vast accommodation comprises on the ground floor of a triple 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 and utility room. The first floor has three double bedrooms, two with en-suite bathrooms. On the second floor there are two further double bedrooms, one with en-suite and a further family bathroom. Externally the property has parking for two cars. 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.

### Entrance Hall

Engineered oak flooring, under flooring heating.

### Cloakroom

Engineered oak flooring, underfloor heating, motion sensed light, low level WC, wash hand basin on vanity unit.

### Kitchen / Family Room 27' 0" x 20' 8" (8.22m x 6.29m)

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





### Utility Room

Side aspect, silestone work surface, engineered oak flooring, underfloor heating, high and low level storage, space for washing machine and tumble dryer.



**Sitting Room 15' 6" x 12' 8" (4.72m x 3.86m)**

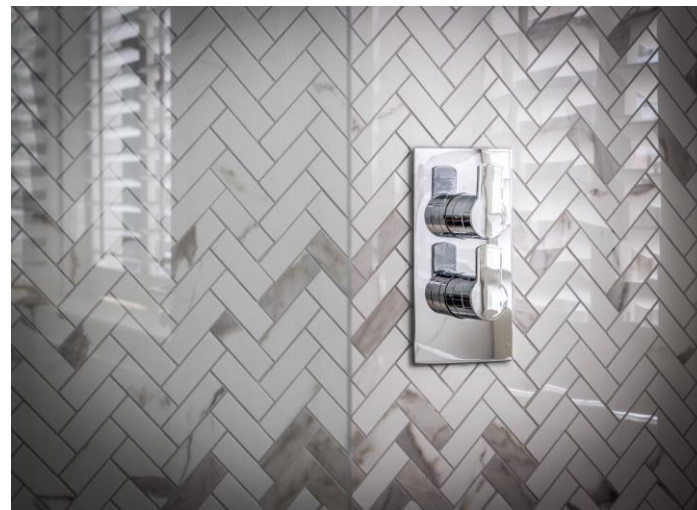
Triple aspect, engineered oak flooring, underfloor heating, remote control gas fireplace, Venetian shutters.

**Bedroom 1 17' 6" x 15' 6" (5.33m x 4.72m)**

Double aspect, walk in closet and fitted wardrobes, Venetian shutters.

**En-suite 7' 0" x 7' 0" (2.13m x 2.13m)**

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



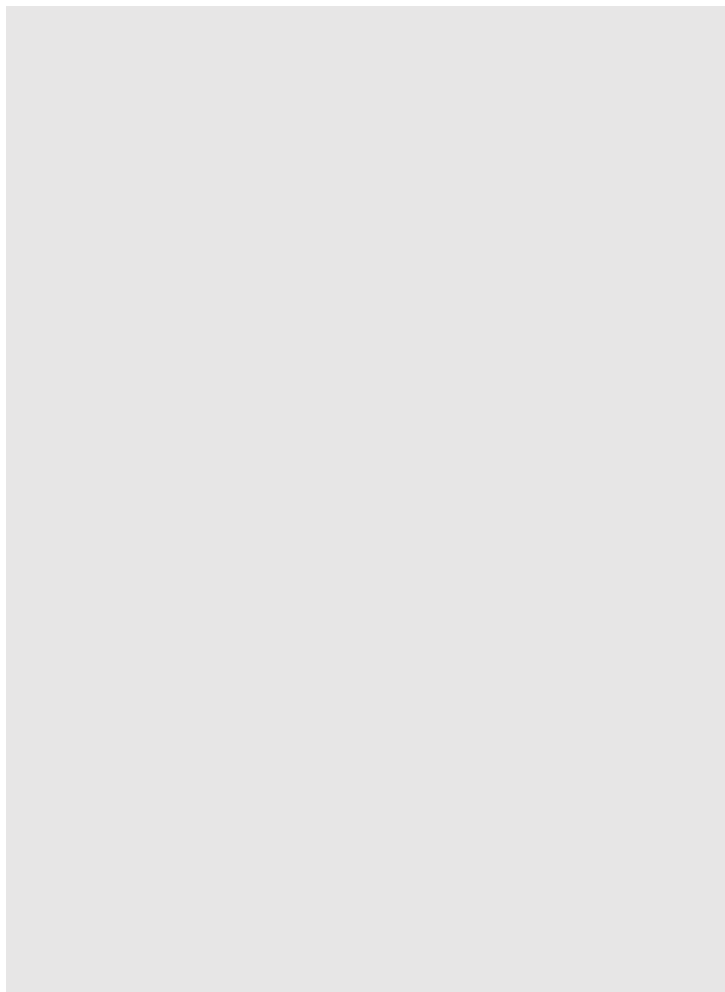


**Bedroom 2** 13' 3" x 10' 3" (4.04m x 3.12m)  
Side aspect, Venetian shutters.

**Bedroom 3** 17' 5" x 12' 5" (5.30m x 3.78m)  
Rear aspect, fitted hanging wardrobes, Venetian shutters.

**En-suite** 7' 6" x 6' 3" (2.28m x 1.90m)  
Rear aspect, underfloor heating, heated towel rail, wash hand basin on vanity unit, low level WC, porcelain tiled floor and walls, panelled bath with wall mounted shower head and separate hand held attachment, Venetian shutters.







**Bedroom 4** 15' 6" x 14' 8" (4.72m x 4.47m)  
Double aspect, velux window, closet, Venetian shutters.

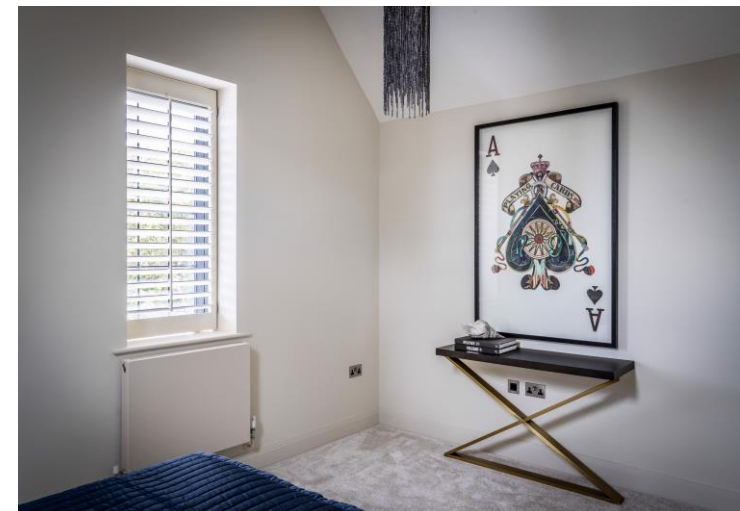
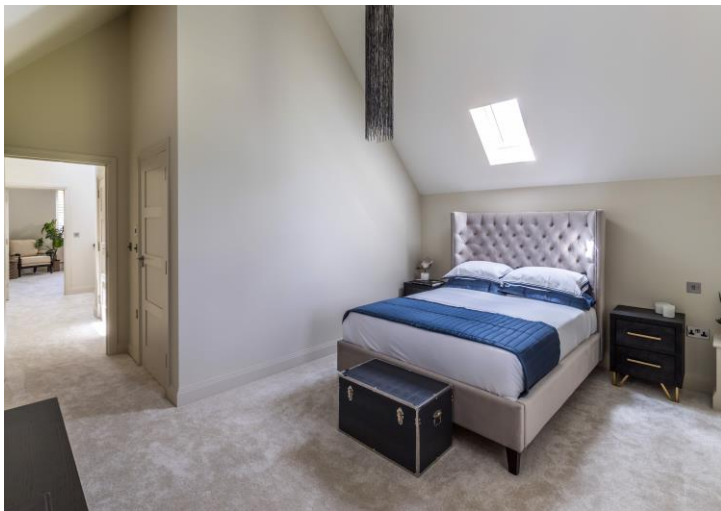
**Family Bathroom** 10' 4" x 6' 5" (3.15m x 1.95m)  
Side aspect velux window, heated towel rail, porcelain tiled floor and part tiled walls, low level WC, panelled bath, wash hand basin on vanity unit, corner shower with wall mounted shower head and separate hand held attachment.





**Bedroom 5** 16' 3" x 14' 8" (4.95m x 4.47m)  
Double aspect, velux window, Venetian shutters.

**En-suite** 10' 3" x 4' 6" (3.12m x 1.37m)  
Side aspect velux window, heated towel rail, wash hand basin on vanity unit, low level WC, porcelain tiled floor and part tiled walls, underfloor heating, shower with wall mounted shower head and separate hand held attachment.



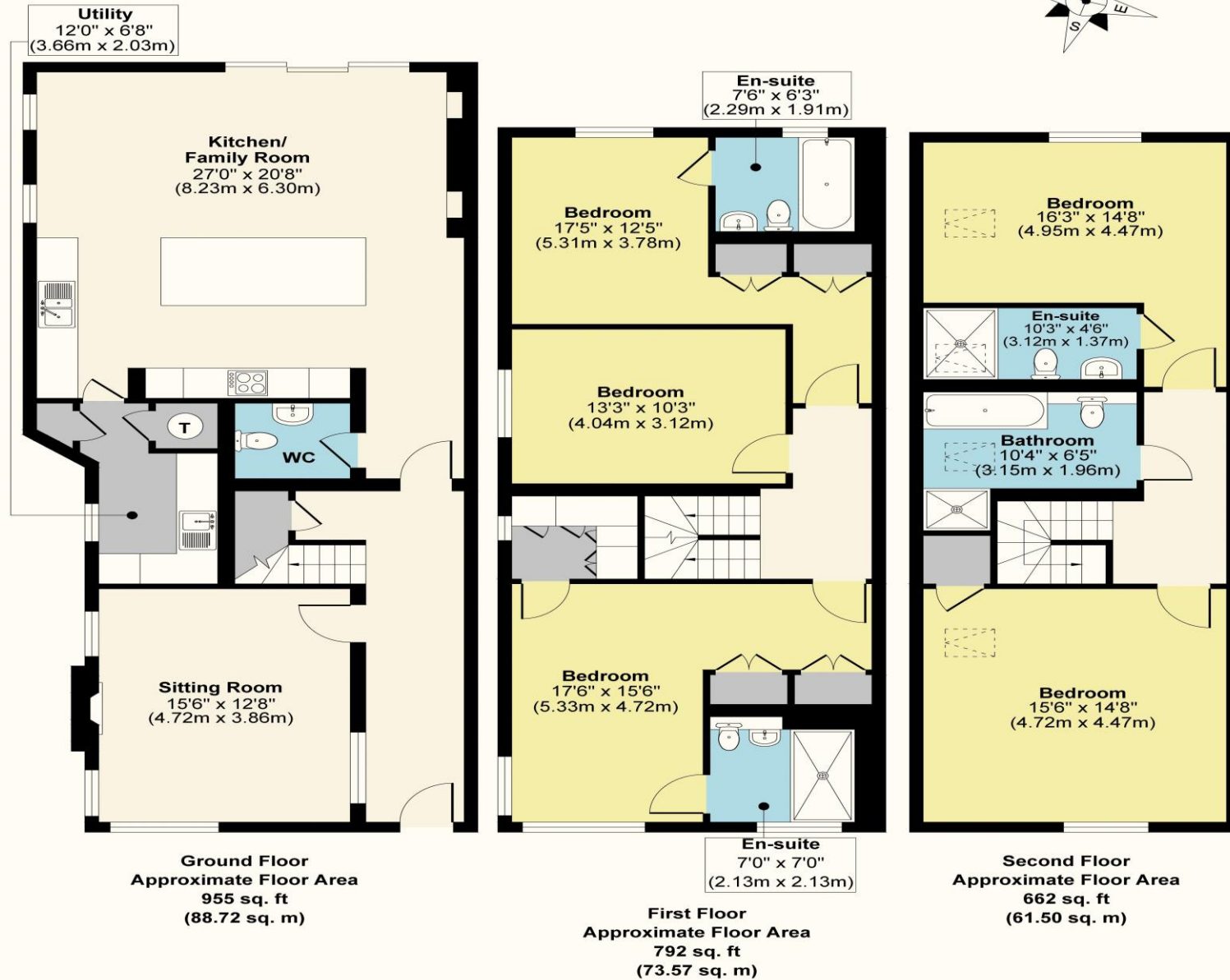


### Garden

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

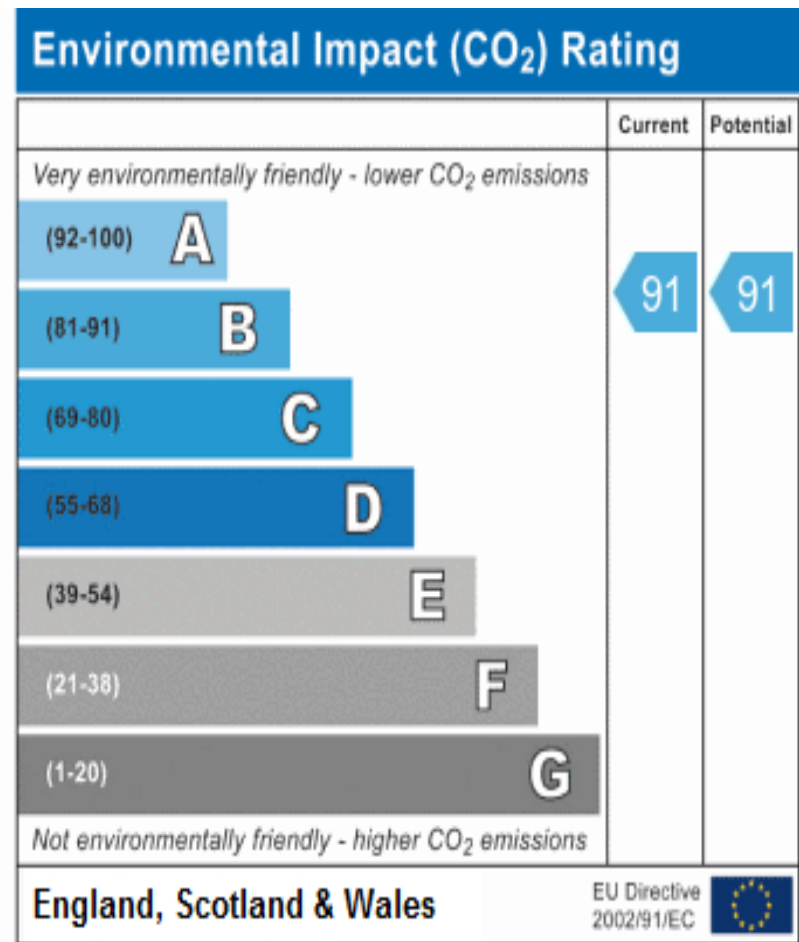
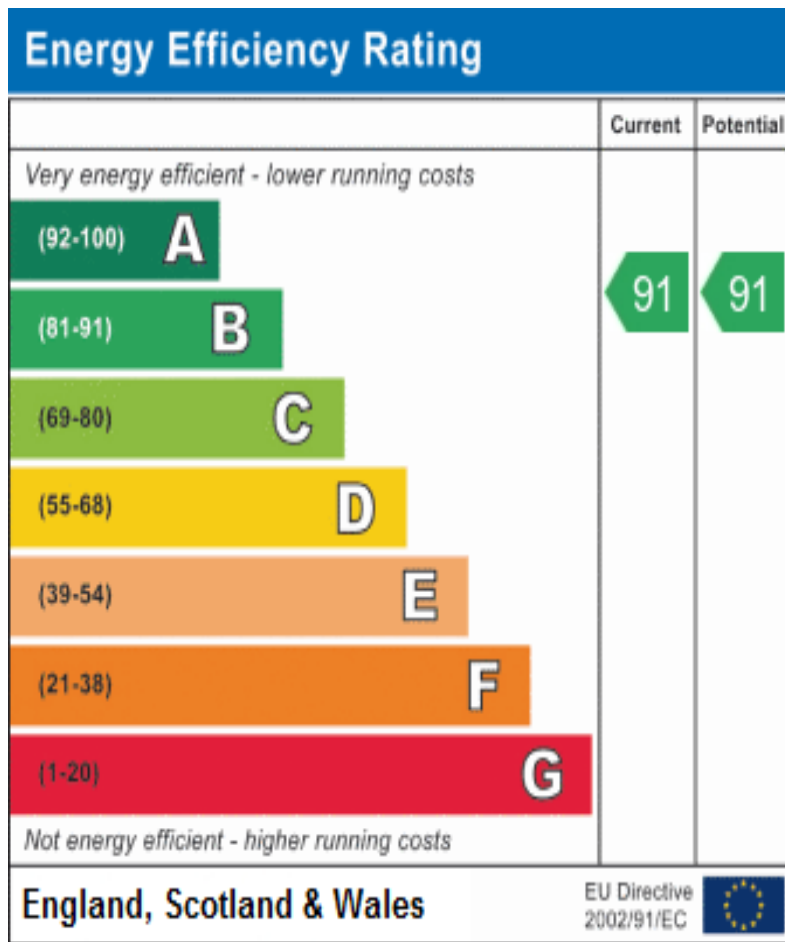


# Northdown Road SM2



**Approx. Gross Internal Floor Area 2422 sq. ft / 225 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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