



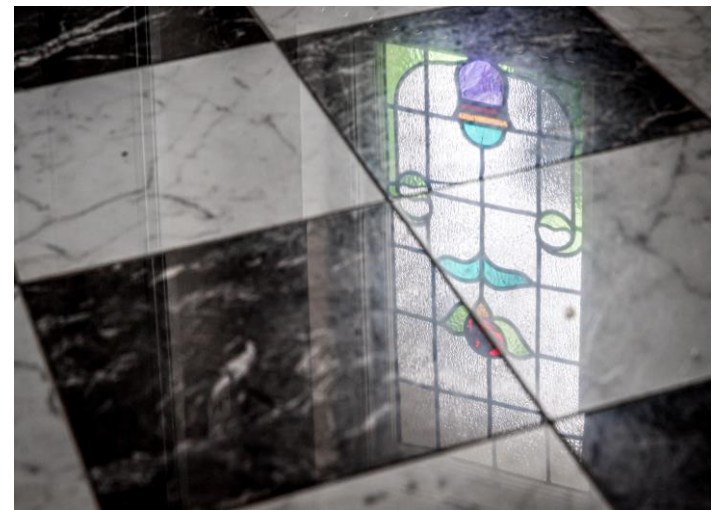

HENLEY HOMES

Crossways 72 Upland Road
South Sutton | Surrey SM2 5JB |



Crossways is a stunning lifestyle detached family residence enjoying a premium tree-lined setting with an impressive frontage and a glorious west aspect rear garden. The property offers an extensive array of premium features and has been renovated to the most exacting of standards by the current owners. The overall accommodation provides a large reception hallway, useful home office, an extremely spacious sitting room, dining room and a breath-taking kitchen/breakfast/family area with patio doors. The ground floor also provides a useful cloakroom and separate utility/gym. The first floor has five bedrooms, one with an en-suite. The floor also has a further family bathroom. Externally the property has a bold frontage with parking for numerous cars. The impressive architecturally designed rear garden has a full width tumbled limestone patio leading to a wonderful lawn with designer trees including numerous fruit trees and shrubs complete with irrigation and lighting systems.

Entrance Hall
Marble floor, feature fireplace.





Kitchen/Breakfast Room 18' 5" x 12' 6" (5.61m x 3.81m)

Rear aspect, wall mounted radiator, integrated microwave, marble floor, under floor heating, doors leading into garden, high and low level storage, induction hob with extractor hood, double oven, integrated dishwasher, central island, velux windows, space for fridge / freezer



Family Room 16' 0" x 11' 0" (4.87m x 3.35m)

Double aspect, marble floor, slider doors leading onto patio.

Cloakroom

Marble floor, low level WC, wash hand basin.

Gym / Utility 17' 6" x 12' 4" (5.33m x 3.76m)

Front aspect, space for washing machine and tumble dryer, sink, high and low level storage.





Sitting Room 16' 8" x 17' 7" (5.08m x 5.36m)
Front aspect, large bay window, wood burning feature fireplace with limestone surround, solid oak strip flooring, murano glass chandelier.

Dining Room 15' 7" x 14' 8" (4.75m x 4.47m)
Double aspect, solid oak strip flooring, murano glass chandelier, door leading to home office, patio doors leading into garden.

Home Office 8' 7" x 7' 2" (2.61m x 2.18m)
Rear aspect, wood strip flooring.



Bedroom 1 18' 2" x 12' 6" (5.53m x 3.81m)
Front aspect, built in wardrobes, make up bureau.

En-suite 12' 6" x 9' 0" (3.81m x 2.74m)
Rear aspect, built in wardrobes, part tiled porcelain floor,
roll top bath with hand held shower attachment and
rainwater shower head, low level WC, wash hand basin
on vanity, heated towel rail.

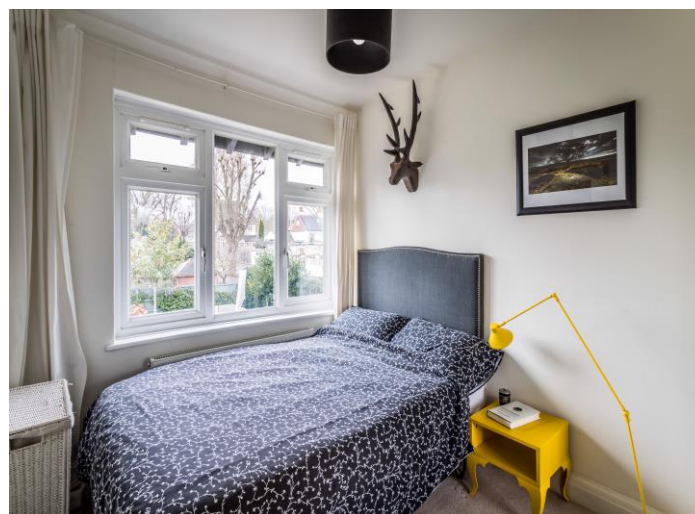




Bedroom 2 9' 4" x 7' 9" (2.84m x 2.36m)
Rear aspect.

Bedroom 3 12' 6" x 11' 0" (3.81m x 3.35m)
Rear aspect.

Bedroom 4 10' 4" x 9' 0" (3.15m x 2.74m)
Front aspect.



Bedroom 5 17' 3" x 16' 7" (5.25m x 5.05m)

Double aspect, large front bay window, built in book shelves and dolby system, wood strip flooring. Currently being used as a family room.

Family Bathroom 8' 8" x 7' 4" (2.64m x 2.23m)

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





Rear Garden 55' 0" x 52' 0" (16.75m x 15.84m)

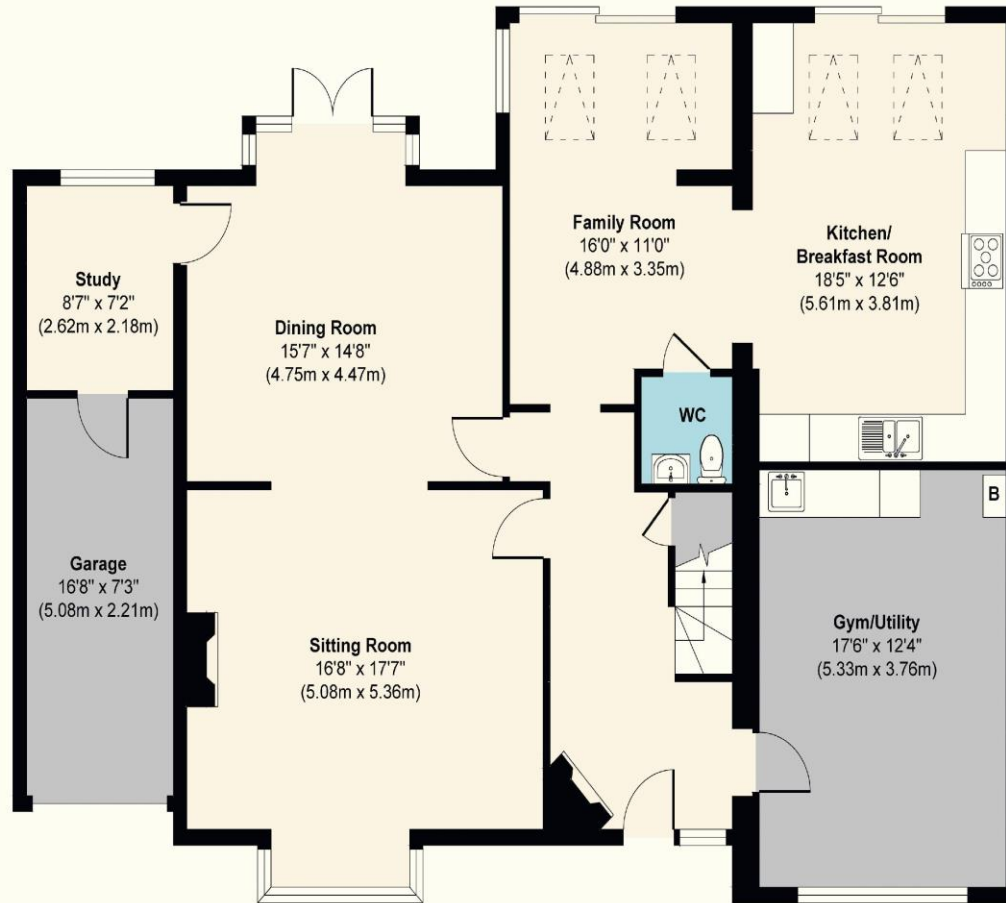
An impressive west facing architecturally designed rear garden with a full width dijon French tumbled limestone paving leading to a wonderful lawn with designer trees and shrubs with a variety of fruit trees including cherry, apple and apricot, irrigation system, feature uplighters to trees and shrubs, side gate.

Garage 16' 6" x 7' 3" (5.03m x 2.21m)

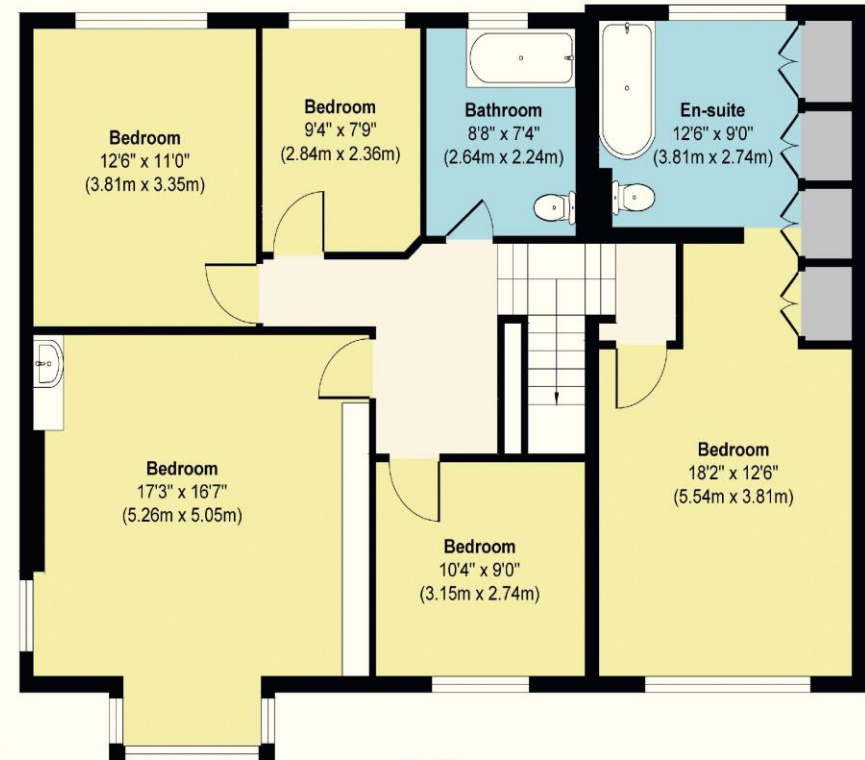




Upland Road SM2



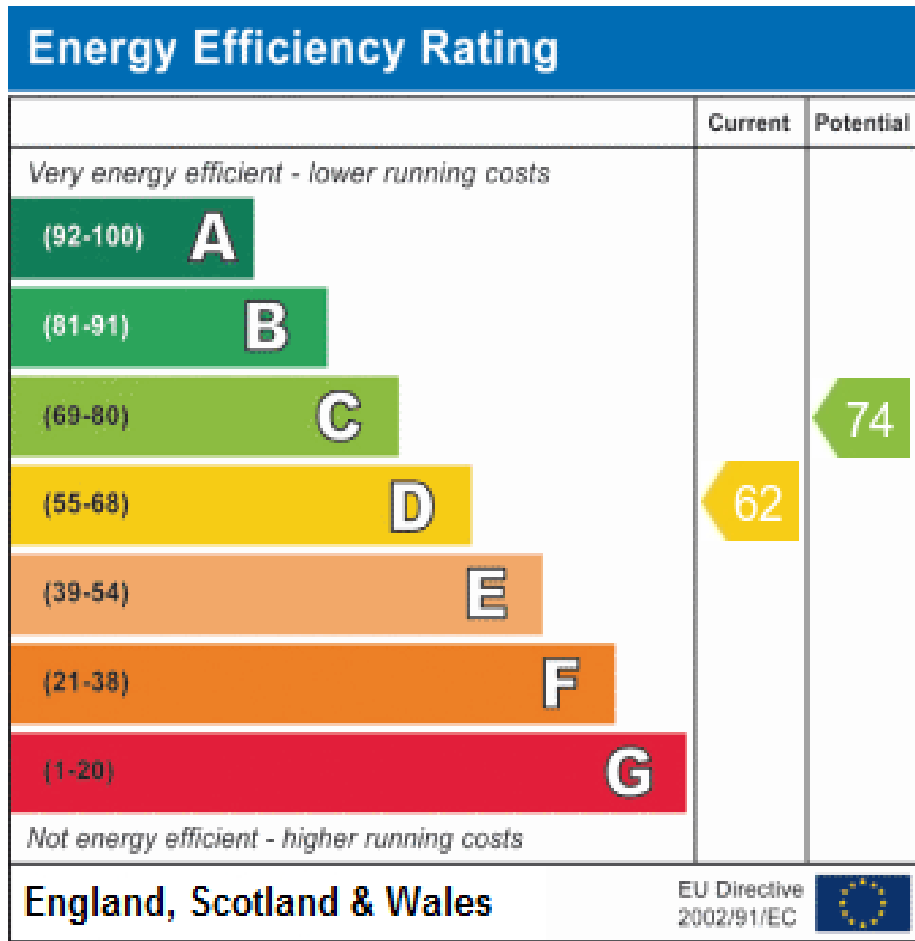
Ground Floor
Approximate Floor Area
1523 sq. ft
(141.49 sq. m)



First Floor
Approximate Floor Area
1122 sq. ft
(104.23 sq. m)

**Approx. Internal Floor Area (not including gross areas)
2645 sq. ft / 245.72 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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