



  
HENLEY HOMES

Cooinda | Cuddington Way  
Cheam | Surrey SM2 7HY |



Available immediately £6,250 pcm. Unfurnished.

**Porch** 11' 1" x 7' 6" (3.38m x 2.28m)

**Entrance Hall** 14' 4" x 10' 2" (4.37m x 3.10m)

**Kitchen/Breakfast Room** 29' 9" x 15' 5" (9.06m x 4.70m)

**Utility** 10' 6" x 6' 2" (3.20m x 1.88m)

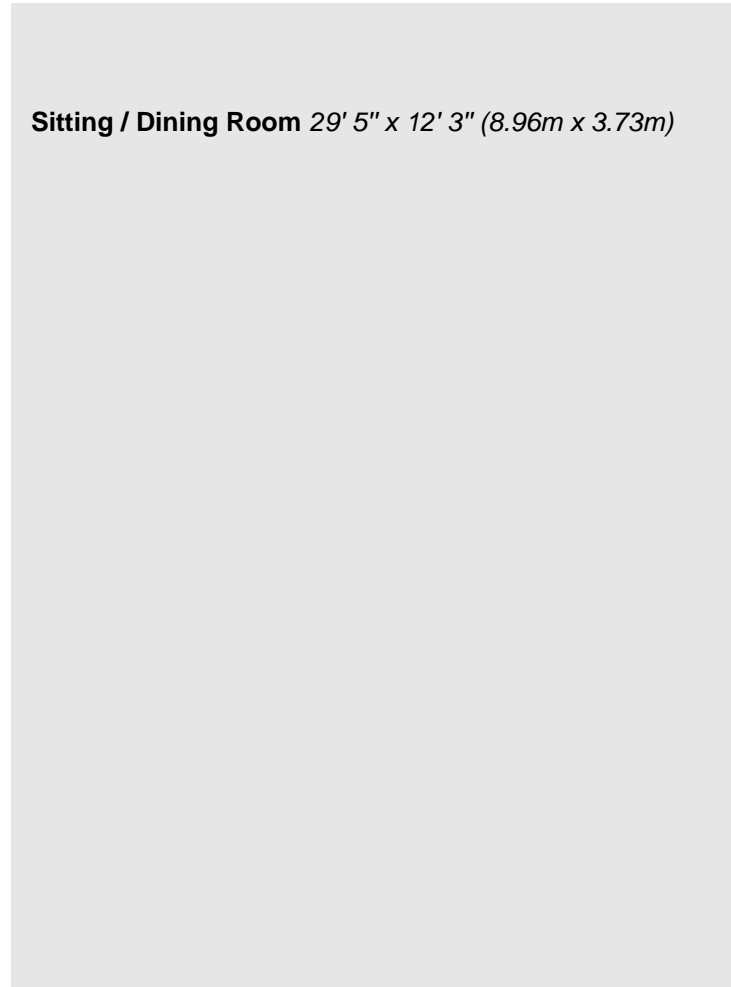
**Study** 14' 10" x 10' 5" (4.52m x 3.17m)

**Cloakroom**





**Sitting / Dining Room 29' 5" x 12' 3" (8.96m x 3.73m)**



**Bedroom 1** 19' 10" x 11' 8" (6.04m x 3.55m)

**En-suite** 10' 5" x 8' 10" (3.17m x 2.69m)





**Bedroom 2** 16' 0" x 12' 3" (4.87m x 3.73m)

**En-suite**



**Bedroom 3** 21' 4" x 12' 5" (6.50m x 3.78m)

**En-suite**

**Home Office** 11' 1" x 7' 6" (3.38m x 2.28m)

**Landing** 17' 4" x 10' 1" (5.28m x 3.07m)





**Bedroom 4** 14' 6" x 10' 7" (4.42m x 3.22m)

**En-suite** 10' 7" x 6' 5" (3.22m x 1.95m)

**Bedroom 5** 12' 3" x 12' 1" (3.73m x 3.68m)

**En-suite** 8' 9" x 5' 3" (2.66m x 1.60m)

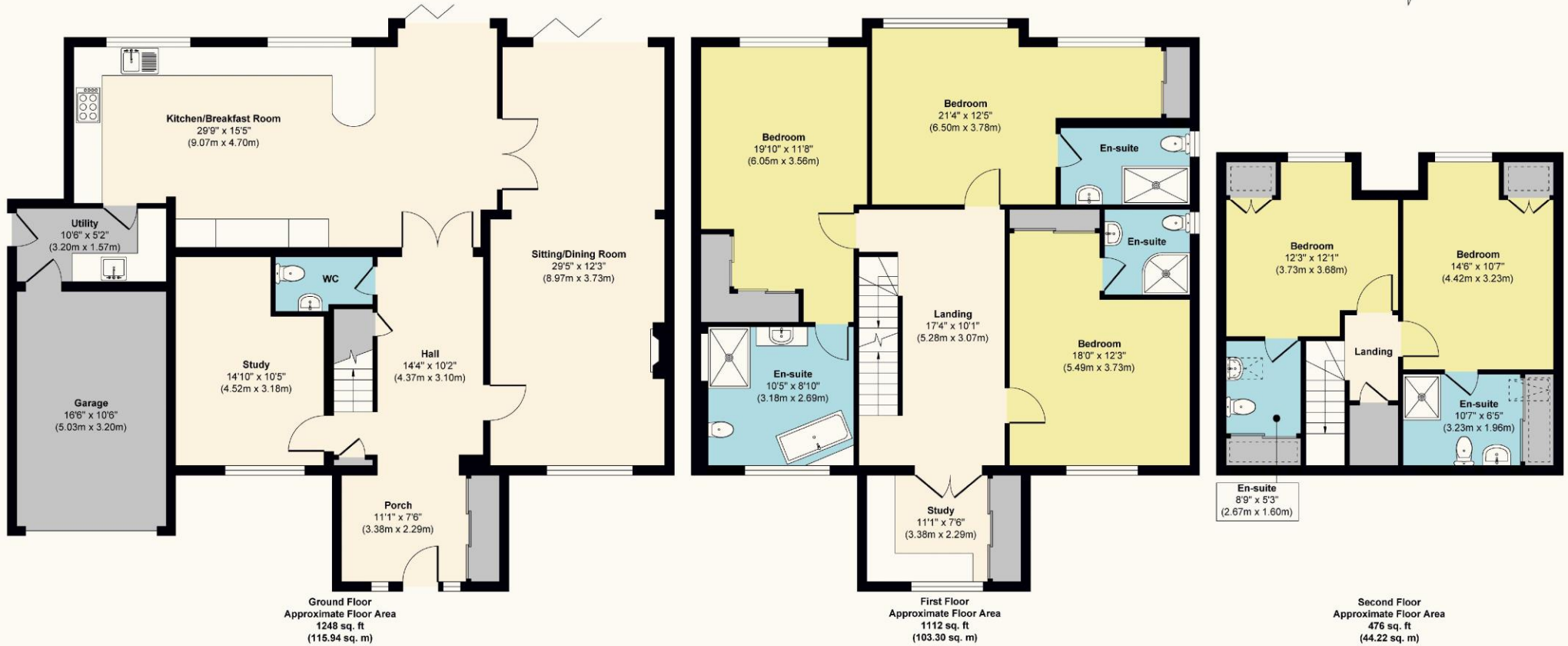
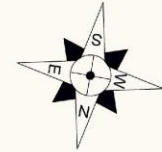




**Garage 16' 6" x 10' 9" (5.03m x 3.27m)**



# Cuddington Way SM2



**Approx. Gross Internal Floor Area 2836 sq. ft / 263.46 sq. m**  
**Approx. Gross Internal Garage Area 173 sq. ft / 16.07 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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