




HENLEY HOMES

29 Golf Side South Cheam
Surrey | SM2 7HA |



HENLEY HOMES ESTATE AGENT - An ultra-high specification, luxury, executive, contemporary lifestyle detached family residence set within a premier gated private road in the heart of South Cheam, with an impressive driveway to house a multitude of cars, and with an overall plot Size of 0.5 of an acre. This property offers an extensive array of premium features and has been extensively refurbished and finished to the most exemplary of standards. The overall accommodation provides a grand entrance hall leading to a huge open plan kitchen / breakfast room with an extremely spacious family room, home office, utility room and gymnasium. The first floor has 5 bedrooms, 3 with en-suites, 2 with dressing areas and a family bathroom. The second floor has two further bedrooms both with en-suites and one with bifolds doors. Externally the impressive rear garden has a full width patio leading to a wonderful lawn with designer trees and shrubs and heated swimming pool.

Entrance Hall

Underfloor heating, ceramic tiled floor.

Kitchen / Breakfast Room 35' 0" x 20' 10" (10.66m x 6.35m)

Rear aspect, bifolds leading into the garden, porcelain tiled floor, underfloor heating, siemens induction hood with counter mounted extractor fan, high and low level storage, two siemens integrated electric ovens, microwave oven and warming drawer, integrated dishwasher and integrated fridge/freezer, quooker hot water tap, ceiling mounted sonos.

Utility room 11' 8" x 6' 3" (3.55m x 1.90m)

space for washing machine and tumble dryer, high and low level storage, underfloor heating.





Family Room 38' 5" x 28' 9" (11.70m x 8.76m)
Double aspect, porcelain tiled floor, with glass bed natural gas fireplace, bifold doors leading out to patio area, ceiling mounted sonos, underfloor heating.

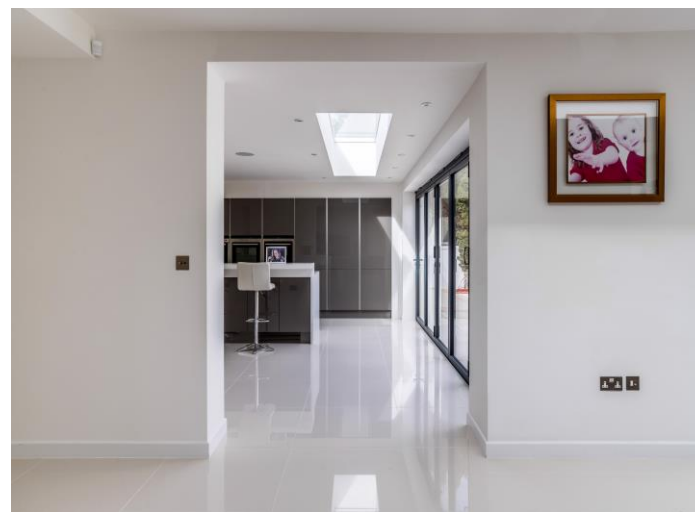


Sitting Room / Home Office 22' 7" x 12' 5" (6.88m x 3.78m)

Double aspect, underfloor heating, ceiling mounted sonos, porcelain tiled floor.

Gymnasium 23' 2" x 22' 0" (7.06m x 6.70m)

Rear aspect, underfloor heating, ceiling mounted sonos, bifolds leading onto patio area, porcelain tiled floor.





Cloakroom 10' 4" x 4' 4" (3.15m x 1.32m)
Front aspect, porcelain tiled floor, wash hand basin on
vanity unit, low level WC.



Bedroom 1 19' 9" x 16' 7" (6.02m x 5.05m)

Front aspect, venetian shutters.

Dressing Room 9' 4" x 6' 5" (2.84m x 1.95m)

Built in wardrobes, front aspect, venetian shutters.

En-suite 9' 7" x 7' 0" (2.92m x 2.13m)

Rear aspect, tiled walls and floor, heated towel rail, underfloor heating, walk-in shower with rainwater shower head and separate hand held attachment, double wall mounted sinks with vanity units, low level WC, bidet, patio door leading onto balcony, recessed lit-up mirror.

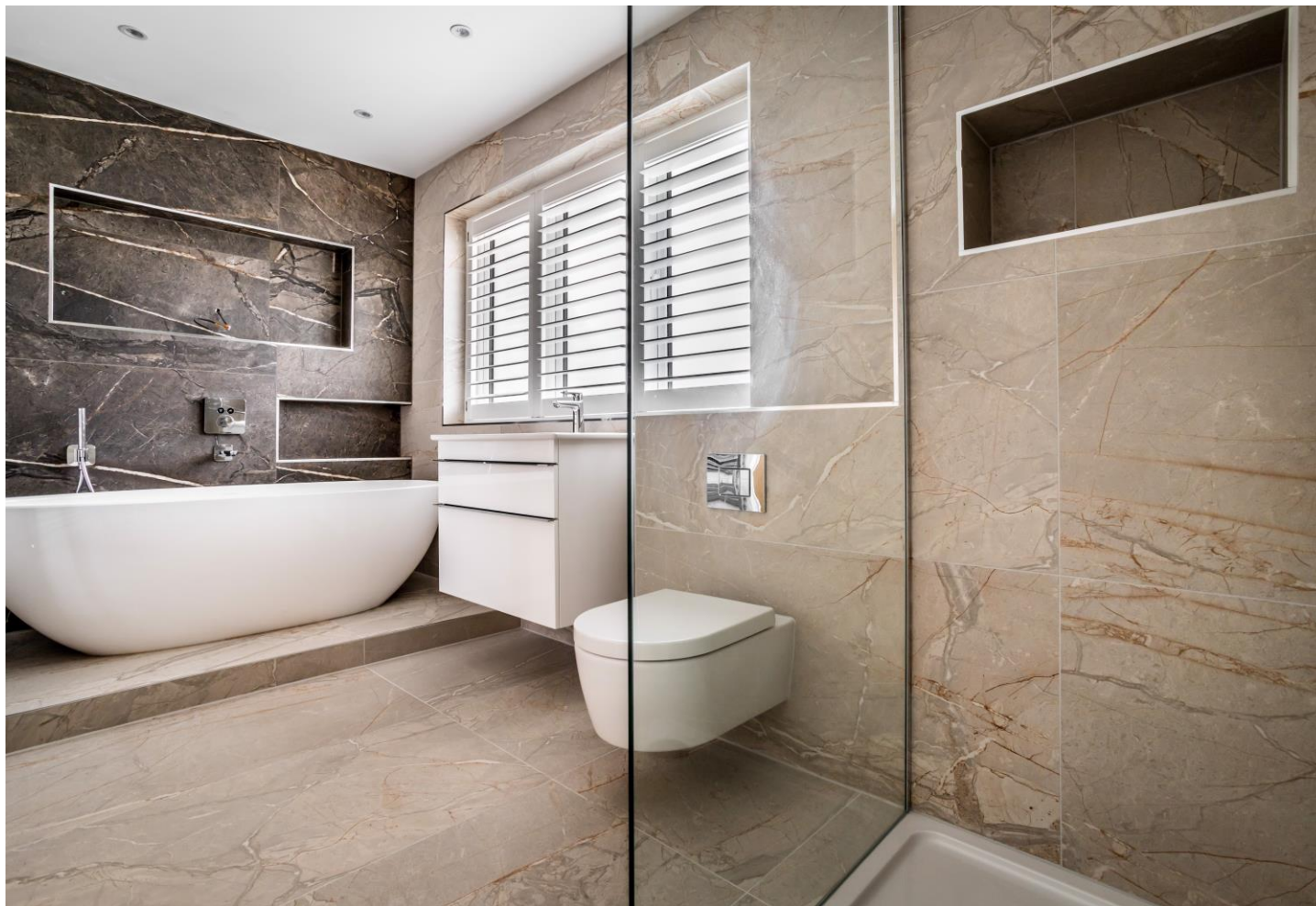
Bedroom 2 17' 6" x 9' 7" (5.33m x 2.92m)

Rear aspect, venetian shutters.

En-suite

Tiled walls and floor, heated towel rail, wall mounted wash hand basin on vanity unit, low level WC, shower unit with rainwater shower head and separate hand held attachment, underfloor heating.



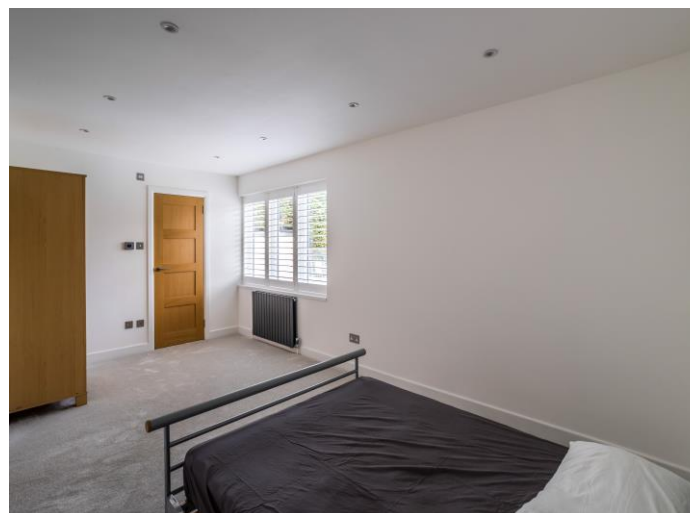


Family Bathroom 12' 6" x 6' 3" (3.81m x 1.90m)
Front aspect, free standing bath with wall mounted tap and hand held shower attachment, heated towel rail, Villeroy and Boch wash hand basin on vanity unit, Villeroy and Boch wall mounted WC, walk-in shower with rainwater shower head and separate hand held attachment.

Bedroom 3 13' 3" x 9' 7" (4.04m x 2.92m)
Rear aspect, venetian shutters.

Bedroom 4 13' 3" x 9' 7" (4.04m x 2.92m)
Rear aspect, venetian shutters, walk-in wardrobe.

En-suite 6' 0" x 6' 0" (1.83m x 1.83m)
Front aspect, low level WC, wash hand basin on vanity unit, tiled floor and walls, heated towel rail, walk-in shower with rainwater shower head and separate hand held shower attachment, underfloor heating.



Bedroom 5 15' 7" x 12' 5" (4.75m x 3.78m)

Double aspect, venetian shutters.

Dressing Room 6' 0" x 5' 3" (1.83m x 1.60m)

Walk-in wardrobe.

Bedroom 6 18' 7" x 16' 9" (5.66m x 5.10m)

Rear aspect, venetian shutters, bifold doors with julliette balcony.

En-suite 8' 9" x 7' 0" (2.66m x 2.13m)

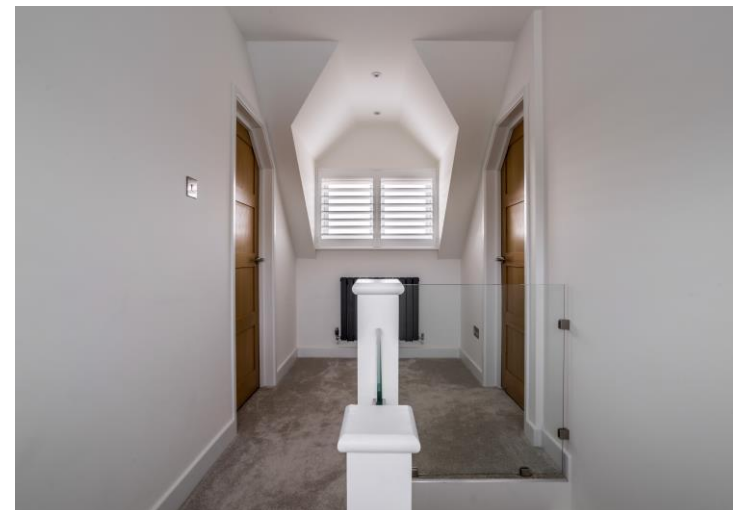
Side aspect, underfloor heating, tiled floor/walls, heated towel rail, wash hand basin on vanity unit, low, level WC, shower cubicle with hand held shower attachment.

Bedroom 7 16' 1" x 13' 5" (4.90m x 4.09m)

Rear aspect, venetian shutters.

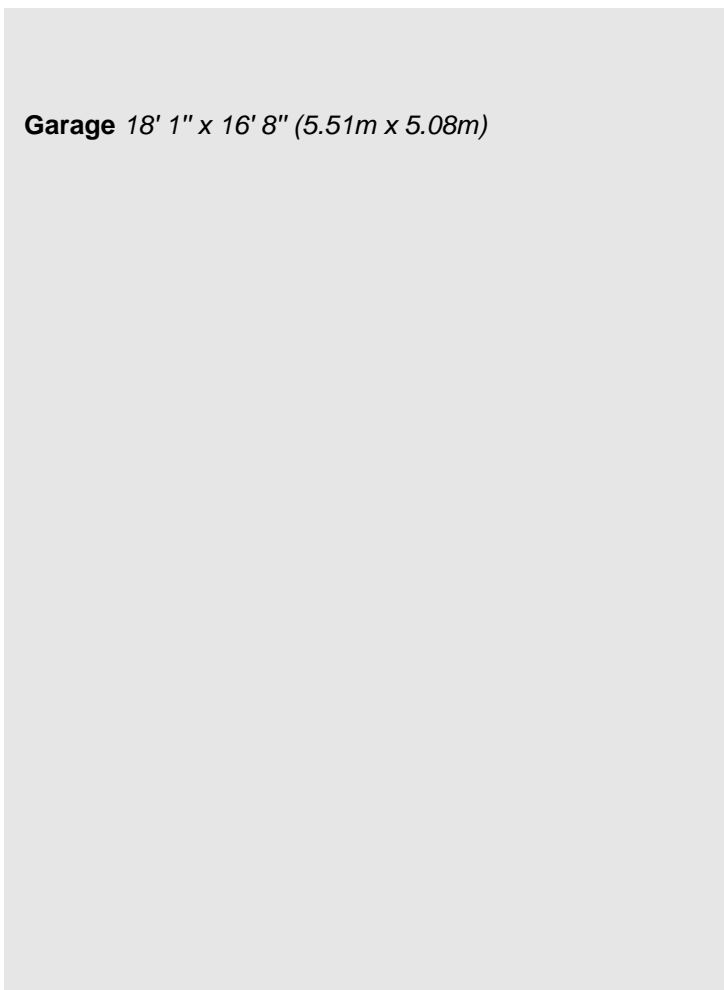
En-suite

Rear aspect, velux window, heated towel rail, tiled walls/floor, wall mounted wash hand basin on vanity unit, wall mounted WC, shower cubicle with rainwater showerhead and separate hand held attachment



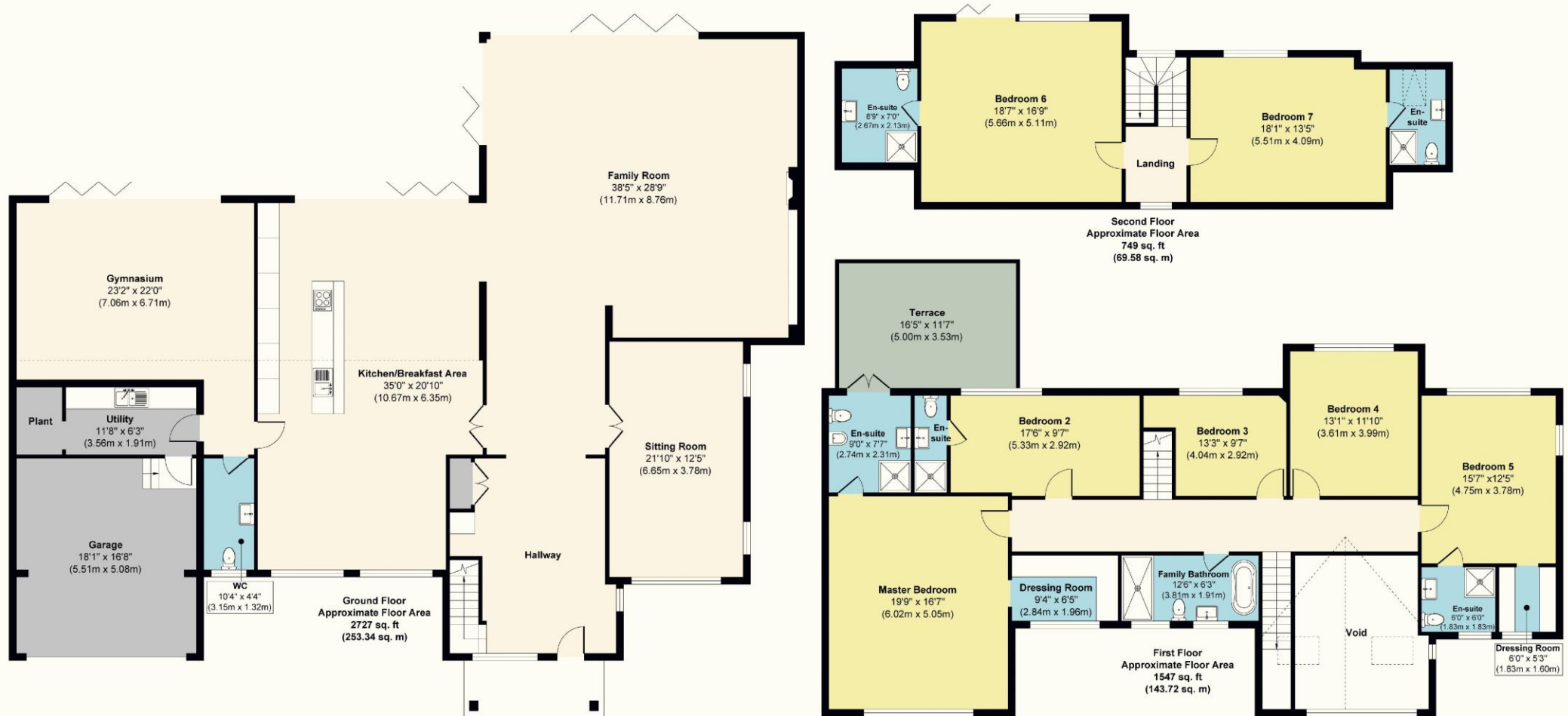


Garage 18' 1" x 16' 8" (5.51m x 5.08m)





29 Golf Side SM2




Approx. Gross Internal Floor Area 5023 sq. ft / 466.65 sq. m

Approx. Gross Internal Garage Area 301 sq. ft / 27.96 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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0203 873 2700

info@henleyhomes.agency | www.henleyhomes.agency