



  
HENLEY HOMES

22 Wilbury Avenue | South Cheam  
Surrey | SM2 7DU |



**Porch** 11' 0" x 2' 9" (3.35m x 0.84m)

**Entrance Hall** 15' 3" x 10' 4" (4.64m x 3.15m)

**Kitchen / Dining Room** 39' 3" x 23' 2" (11.95m x 7.06m)

Rear aspect, 5 sets of bifold doors leading onto patio area, high/low level storage, integrated larder fridge and freezer, all cooking appliances are Siemens integrated microwave oven with warming drawer, 2 integrated electric ovens, two integrated dishwashers, champagne / beer fridge, quartz worksurfaces, large central island / breakfast bar with miele induction hob and under counter storage, porcelain tiled floor, quooker hot water tap, electric blinds, underfloor heating.



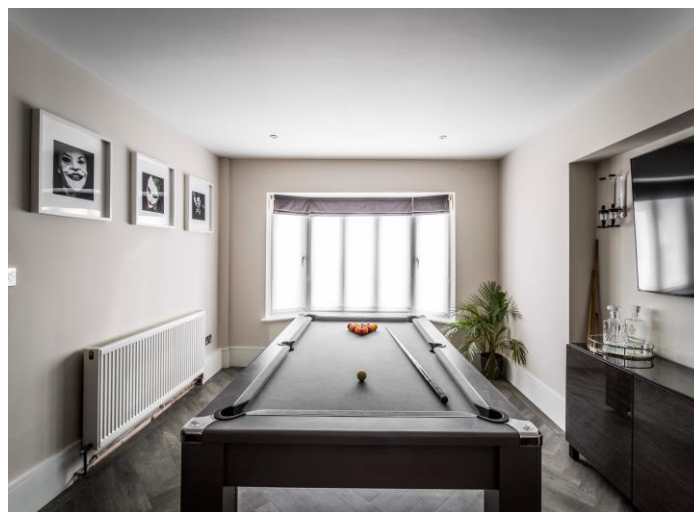


**Sitting Room** 18' 6" x 16' 8" (5.63m x 5.08m)  
Front aspect, built in storage, wall mounted remote control electric fire.



**Family Room 17' 10" x 12' 2" (5.43m x 3.71m)**  
Front aspect, bay window, antico strip herringbone floor.

**Cloakroom 11' 0" x 5' 8" (3.35m x 1.73m)**  
Side aspect, low level WC, wash hand basin on vanity unit, porcelain tiled floor and walls, plumbing for washing machine, underfloor heating.





**Bedroom 1** 21' 6" x 10' 8" (6.55m x 3.25m)  
Rear aspect, built in corner wardrobes.

**En-suite** 11' 4" x 5' 8" (3.45m x 1.73m)  
Side aspect, low level WC, wash hand basin on vanity unit, corner shower unit with ceiling mounted rainwater shower head, separate hand held shower attachment, heated towel rail, porcelain tiled floor and walls, underfloor heating.



**Bedroom 2** 17' 10" x 9' 8" (5.43m x 2.94m)  
Rear aspect, built in corner wardrobes.

**Bedroom 3** 11' 5" x 10' 8" (3.48m x 3.25m)  
Front aspect, bay window.

**First Floor Landing** 13' 5" x 10' 3" (4.09m x 3.12m)





**Family Bathroom** 9' 5" x 8' 6" (2.87m x 2.59m)  
Front aspect, panelled jacuzzi bath, wash hand basin on vanity unit, heated towel rail, steam room shower cubicle with wall mounted rainwater shower head, separate hand held shower attachment, porcelain tiled floor and part tiled walls, underfloor heating.

**Bedroom 5 / Dressing Room** 11' 6" x 8' 6" (3.50m x 2.59m)  
Rear aspect, fitted wardrobes, dressing table.

**Utility room** 6' 8" x 6' 5" (2.03m x 1.95m)  
High / low level storage, space for washing machine and tumble dryer, underfloor heating.





**Bedroom 4** 13' 10" x 12' 7" (4.21m x 3.83m)

Triple aspect velux windows, fitted wardrobes, eaves storage.

**En-suite** 8' 5" x 8' 3" (2.56m x 2.51m)

Rear aspect, low level WC, wash hand basin on vanity unit, panelled bath with separate hand held shower attachment, part tiled walls and tiled floor.





**Outbuilding** 11' 6" x 8' 5" (3.50m x 2.56m)

**Garden**

Astro turf lawn, garden shed, side access, outdoor power, porcelain tiled patio area.

**Garage** 22' 2" x 7' 4" (6.75m x 2.23m)



Approximate Gross Internal Area = 264.02 sq m / 2842 sq ft

Garage = 14.86 sq m / 160 sq ft

Outbuildings = 8.91 sq m / 96 sq ft

Total = 287.79 sq m / 3098 sq ft



= Reduced headroom below 1.5m / 5'0"

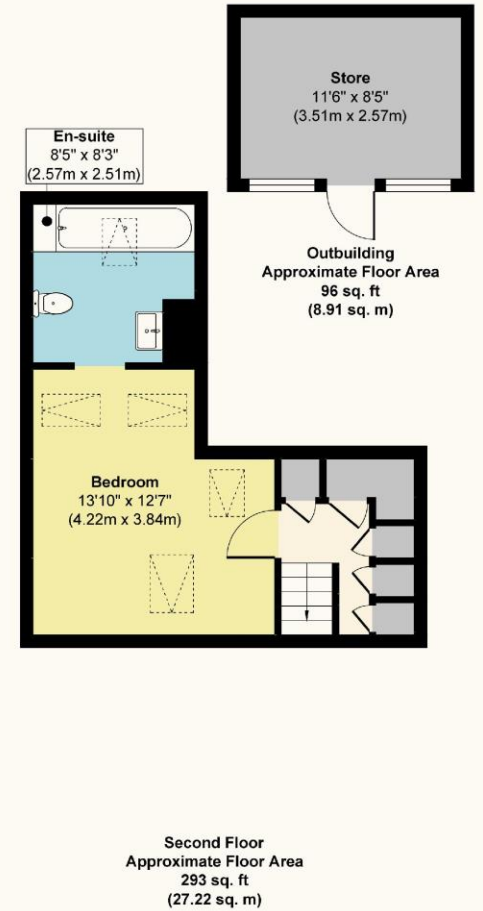
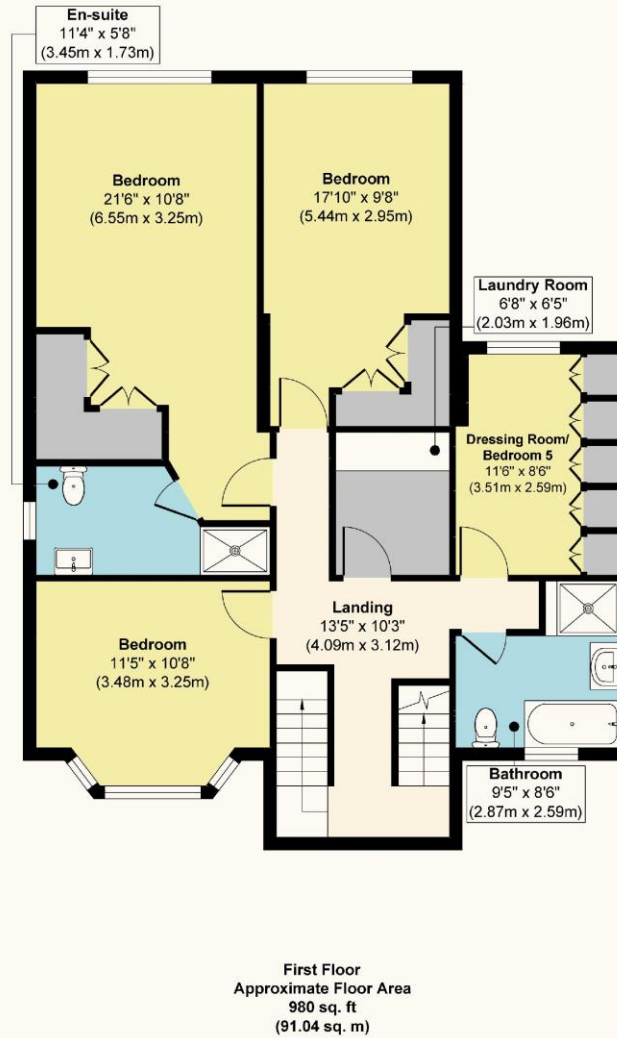
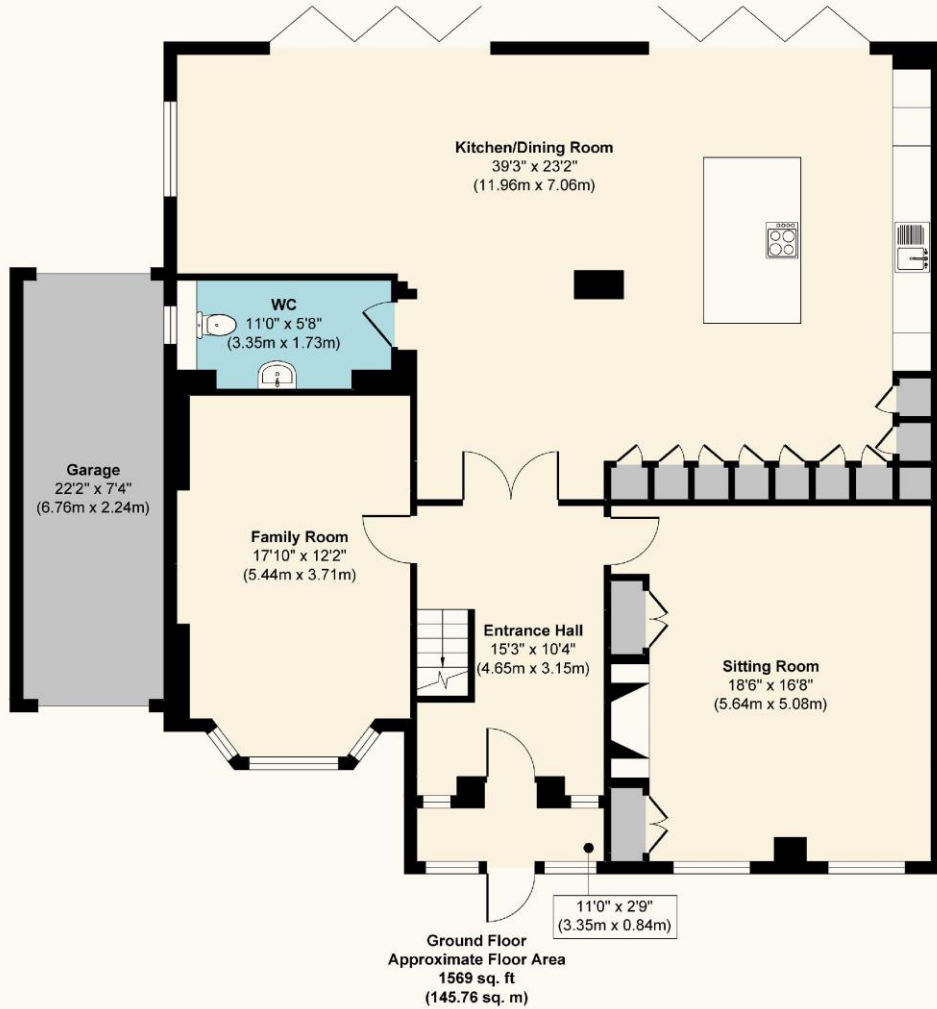


Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.