




HENLEY HOMES

Montmead The Drive
South Cheam | Surrey SM2 7DH |



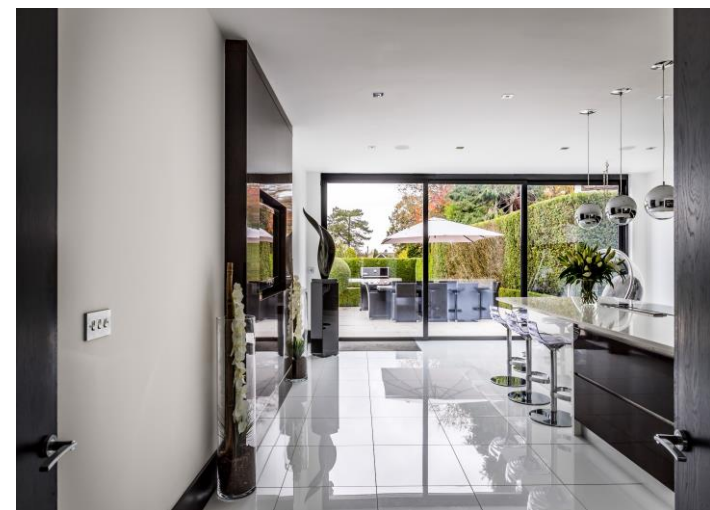
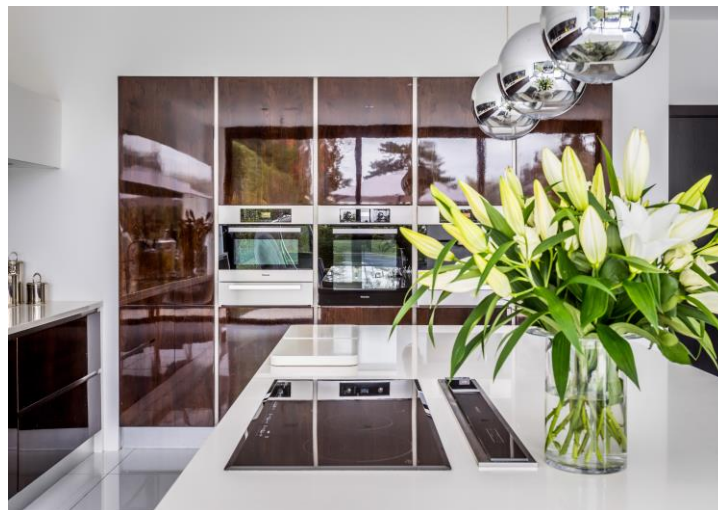
HENLEY HOMES ESTATE AGENT Montmead is a luxuriously modern, prestigious family home with just over 5,000 sq ft of living accommodation over three floors. With an impressive, gated carriage driveway to house a multitude of cars and a large double garage with an overall plot size of approximately 0.5 of an acre this family home offers an extensive array of premium features. The ground floor provides large open plan kitchen/breakfast room, with five reception rooms; dining room, sitting room, TV room, study/office and family room, all except the dining room are rear aspect and have slider doors leading into garden. The first floor has three large double bedrooms all of which have en-suites and two have dressing areas. The second floor has a further two large bedrooms and separate family bathroom. Externally, the impressive rear garden has a full width patio leading to a wonderful lawn with designer trees and shrubs.

Entrance Hall 24' 8" x 12' 1" (7.51m x 3.68m)

Glass tiled floor.

Kitchen / Breakfast room 23' 7" x 19' 10" (7.18m x 6.04m)

Rear aspect, sliding doors leading onto patio area, glass tiled floor, central island with silstone worksurface, under counter storage and breakfast bar, two integrated fridge and freezers, integrated coffee machine, electric oven, microwave combi oven, two warming drawers, integrated dishwasher and bins, induction hob with counter mounted extractor fan, ceiling mounted sonos, high and low level storage, two sinks, quooker hot water tap, underfloor heating.





Utility 11' 1" x 9' 5" (3.38m x 2.87m)

Glass tiled floor, space for white goods, high and low level storage.

Cloakroom 8' 1" x 4' 2" (2.46m x 1.27m)

Front aspect, glass tiled floor, underfloor heating, part tiled walls, wash hand basin on vanity unit, low level WC.



Sitting Room 24' 6" x 14' 10" (7.46m x 4.52m)

Rear aspect, ceiling mounted sonos, glass tiled floor, sliding doors leading into garden.

TV Room 20' 2" x 12' 7" (6.14m x 3.83m)

Front aspect, glass tiled floor, ceiling mounted sonos, underfloor heating.





Study / Office 13' 1" x 13' 1" (3.98m x 3.98m)
Rear aspect, glass tiled floor, sliding doors leading into garden, built in office storage, underfloor heating.

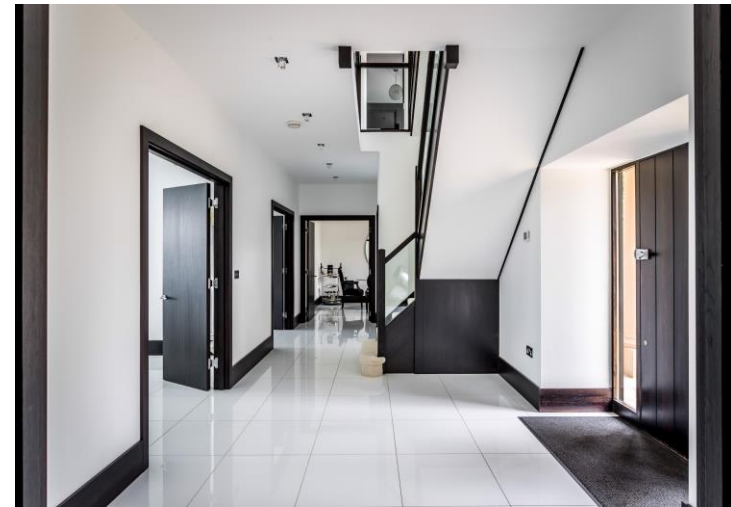


Family Room 23' 3" x 18' 1" (7.08m x 5.51m)

Rear aspect, sliding doors leading onto patio, underfloor heating, glass tiled floor, ceiling mounted sonos.

Dining Room 14' 4" x 11' 5" (4.37m x 3.48m)

Front aspect, ceiling mounted sonos, underfloor heating, glass tiled floor.





Bedroom 1 20' 4" x 12' 8" (6.19m x 3.86m)
Double aspect, ceiling mounted sonos.

En-suite 14' 9" x 11' 1" (4.49m x 3.38m)

Rear aspect, free standing bath with floor mounted tap and handheld shower attachment, two sinks on vanity units, porcelain tiled floor and walls, heated towel rail, low level WC, walk-in shower with rainwater showerhead and separate hand held attachment.

Dressing Area 14' 6" x 11' 1" (4.42m x 3.38m)

Front aspect, fitted wardrobes with drawers and hanging rails.



Bedroom 2 14' 8" x 14' 5" (4.47m x 4.39m)
Front aspect.

En-suite 6' 3" x 5' 3" (1.90m x 1.60m)
Side aspect, heated towel rail, low level WC, porcelain tiled floor and walls, wash hand basin on vanity unit, walk-in shower with wall mounted showerhead and separate handheld attachment.

Dressing Area 14' 10" x 12' 2" (4.52m x 3.71m)
Rear aspect, fitted wardrobes, vanity desk.

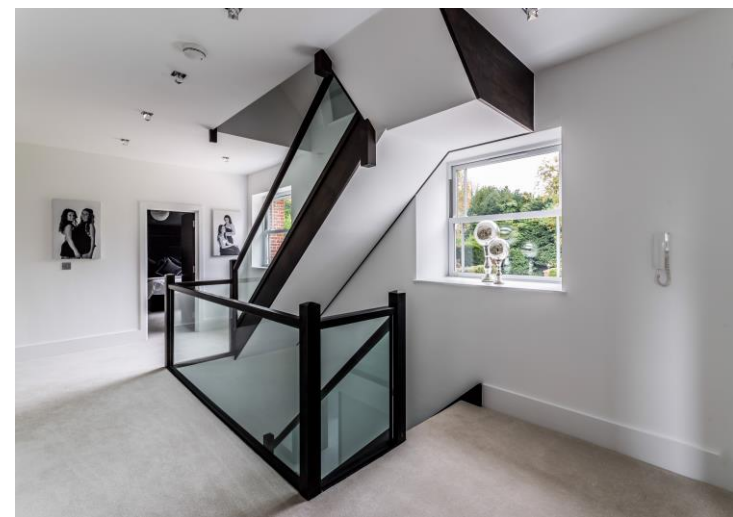




Bedroom 3 15' 9" x 12' 8" (4.80m x 3.86m)
Rear aspect.

En-suite 7' 6" x 6' 1" (2.28m x 1.85m)
Rear aspect, wash hand basin on vanity unit, low level WC, heated towel rail, walk-in shower with wall mounted rainwater showerhead and separate handheld shower attachment, heated towel rail.

First Floor Landing 21' 6" x 10' 1" (6.55m x 3.07m)

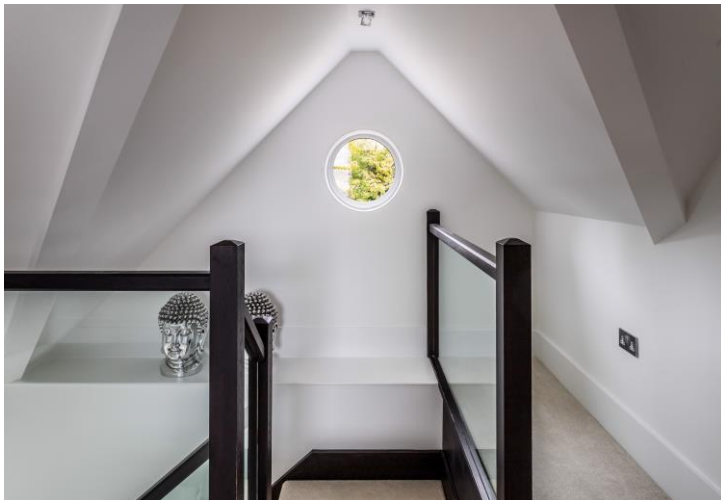


Bedroom 4 22' 6" x 16' 2" (6.85m x 4.92m)
Double aspect.

Family Bathroom 11' 4" x 10' 6" (3.45m x 3.20m)
Rear aspect, heated towel rail, low level WC, wash hand basin on vanity unit, free standing bath with handheld shower attachment, ceramic tiled floor and part tiled walls.

Bedroom 5 17' 6" x 11' 4" (5.33m x 3.45m)
Double aspect, eaves storage.

Landing 13' 4" x 12' 7" (4.06m x 3.83m)





Garage 29' 6" x 23' 3" (8.98m x 7.08m)
Electric up and over doors, extra high doors and ceiling,
electric car charger.

Overall Plot Size of just under 0.5 of an acre





Approximate Gross Internal Area = 470.17 sq m / 5061 sq ft
Total = 470.17 sq m / 5061 sq ft

 = Reduced headroom below 1.5m / 5'0"

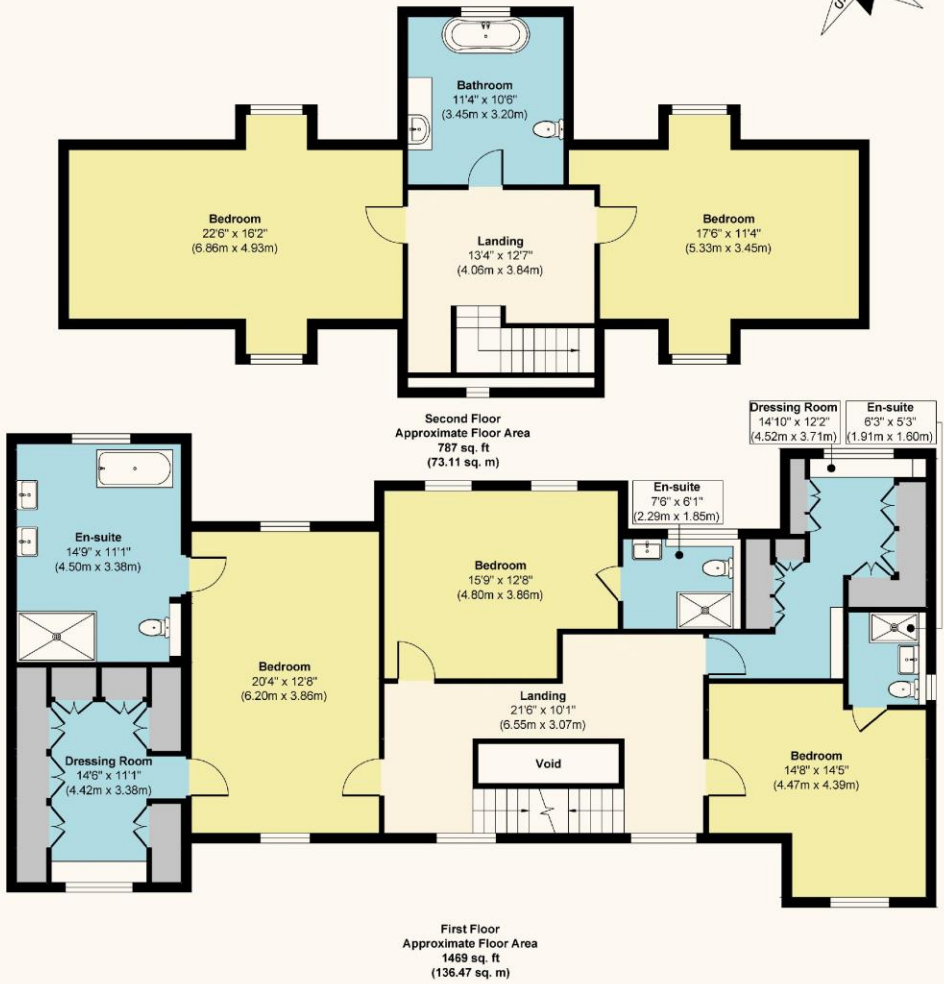
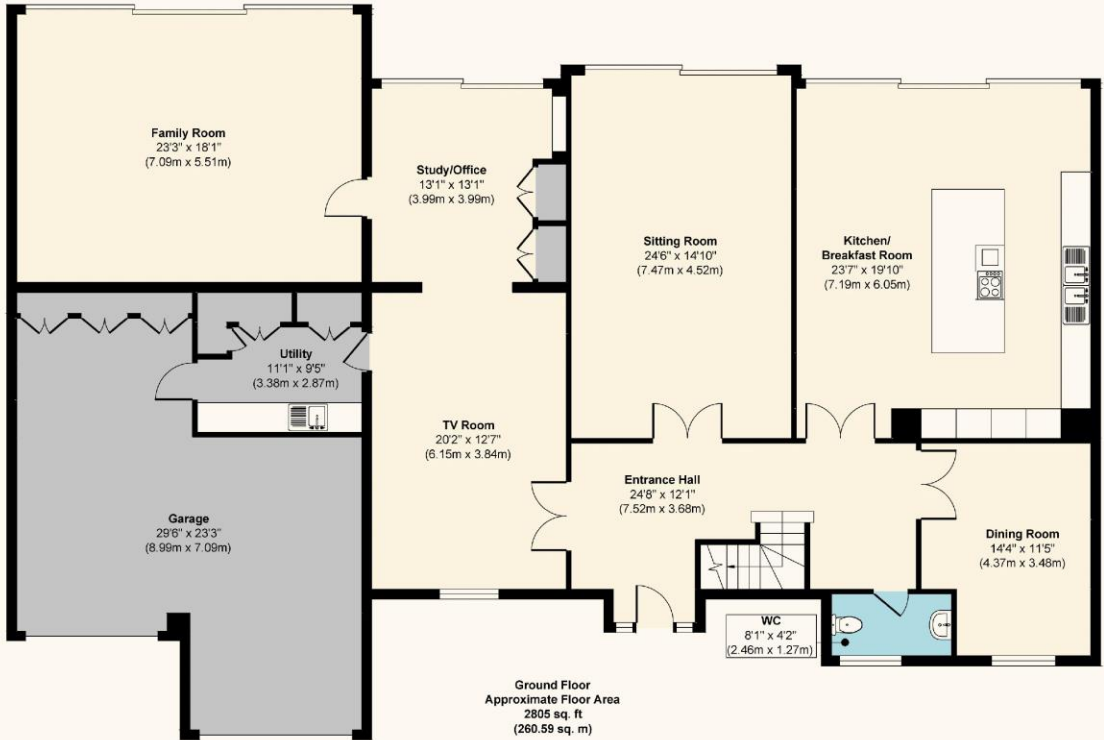


Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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.

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