




HENLEY HOMES

Cooinda | Cuddington Way
Cheam | Surrey SM2 7HY |



HENLEY HOMES ESTATE AGENT Coinda is a loved family home set in the heart of South Cheam. This five bedroom five bathroom homes is spread over three floors. The ground floor has a large open plan kitchen/breakfast room, utility, study and a back to front double aspect sitting/dining room. The first floor has three large double bedrooms all benefitting with en-suite bathrooms and a spacious study. The second floor offers two further bedrooms with storage and both having their own en-suites. The front of the property features a large gated carriageway drive which provides ample off street parking and access to the garage and the rear garden benefits from a south facing garden extending to approximately 170 feet, which is mainly laid to lawn with a substantial York Stone patio and storage shed.

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

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

Tiled floor, coats cupboard.

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

Rear aspect, bi-fold doors leading onto patio area, tiled floor, high and low level storage, integrated dishwasher, rangemaster style cooker with gas hob, integrated wine cooler, space for large fridge/freezer, extractor hood, breakfast bar.

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

Space for white goods, sink.

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

Front aspect, wood effect strip flooring.

Cloakroom

Wash hand basin, low level WC.





Sitting / Dining Room 29' 5" x 12' 3" (8.96m x 3.73m)
Double aspect, tiled floor, bi-folds leading onto patio area,
gas fire.



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

Rear aspect, fitted wardrobes.

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

Front aspect, wash hand basin on vanity unit, low level WC, corner shower unit with wall mounted rainwater showerhead and separate hand held shower attachment, part tiled walls and tiled floor, roll-top style free standing bath, heated towel rail.





Bedroom 2 18' 0" x 12' 3" (5.48m x 3.73m)
Front aspect, fitted wardrobes.

En-suite

Side aspect, low level WC, wash hand basin on vanity unit, tiled floor, corner , heated towel rail.



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

Rear aspect, fitted wardrobes.

En-suite

Side aspect, low level WC, wash hand basin on vanity unit, tiled floor, corner shower, heated towel rail.

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

Front aspect, wood effect strip flooring, fitted desk unit with drawers.

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





Bedroom 4 14' 6" x 10' 7" (4.42m x 3.22m)
Rear aspect, eaves storage.

En-suite 10' 7" x 6' 5" (3.22m x 1.95m)
Side aspect sky light, tiled floor, wall mounted wash hand basin with tiled splashback, storage cupboard.

Bedroom 5 12' 3" x 12' 1" (3.73m x 3.68m)
Rear aspect, eaves storage.

En-suite 8' 9" x 5' 3" (2.66m x 1.60m)
Side aspect sky light, tiled floor, wall mounted wash hand basin with tiled splashback, storage cupboard.



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

Front Garden 60' 0" x 55' 0" (18.27m x 16.75m)

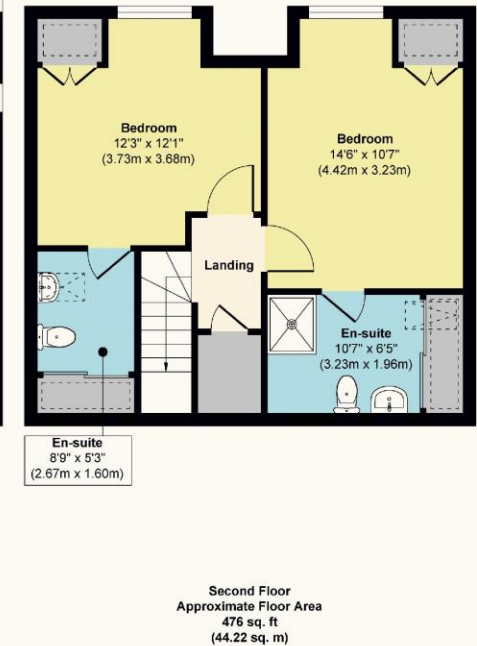
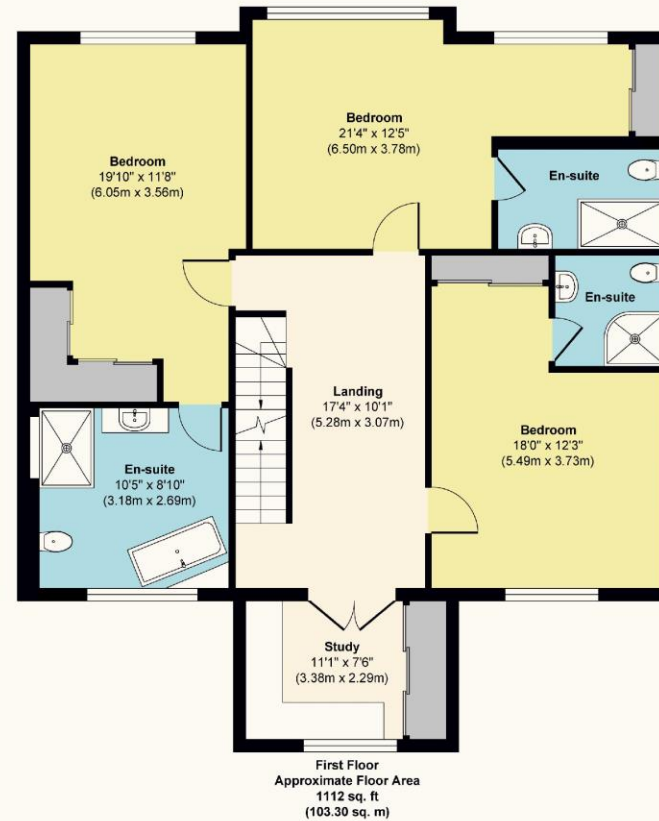
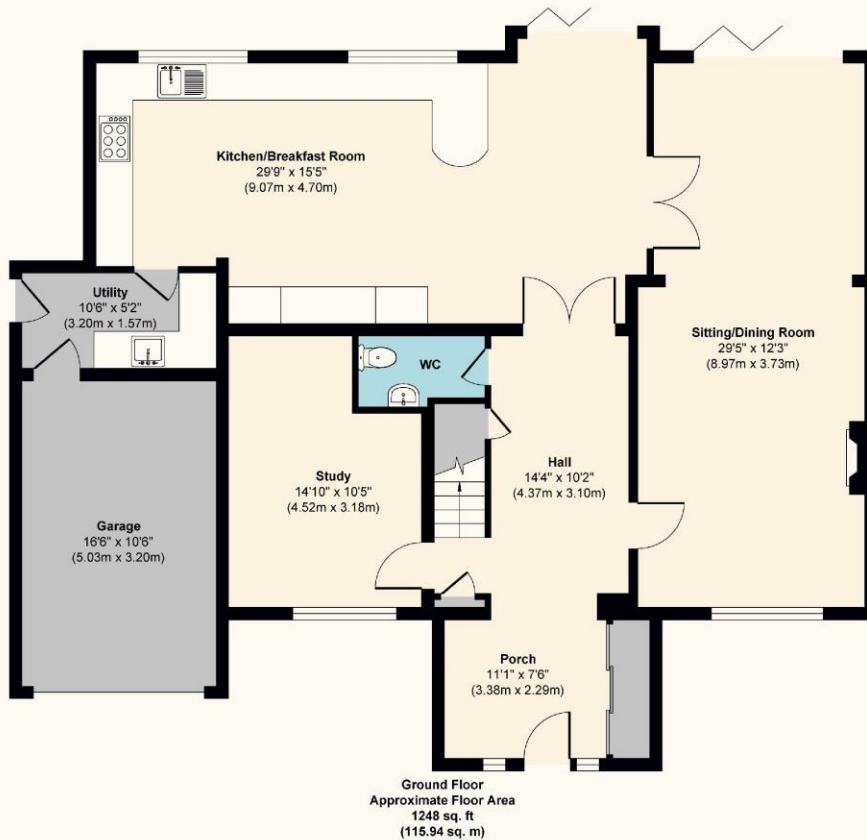
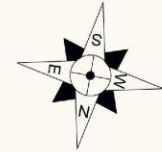
The front of the property features a large gated carriageway drive which provides ample off street parking and access to the garage.

Rear Garden 170' 0" x 55' 0" (51.78m x 16.75m)

The rear garden benefits from a south facing garden extending to approximately 170 feet, which is mainly laid to lawn with a substantial York Stone patio and storage shed. (170ft at the maximum point)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 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.