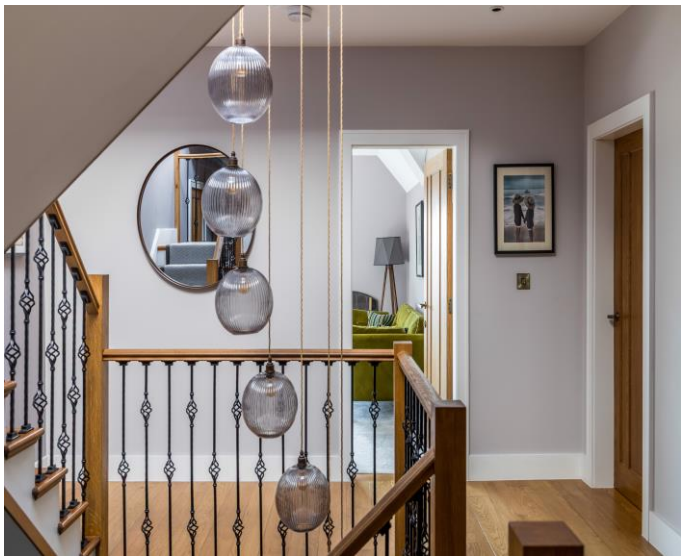





HENLEY HOMES

10a Cunningham Road | Banstead
Surrey | SM7 3HG |



Entrance Porch 6' 3" x 3' 7" (1.90m x 1.09m)

Marble flooring.

Entrance Hall 22' 3" x 12' 6" (6.78m x 3.81m)

Marble tiled floor.

Kitchen/Dining/Family room 39' 9" x 19' 8" (12.11m x 5.99m)

Rear aspect, bifold doors leading on patio area, engineered parquet wood flooring, central island with undercounter storage, double sink, high and low level storage, space for champagne fridge, induction hob with extractor fan, two integrated electric ovens, microwave oven and coffee machine, space for large American style fridge freezer, ceiling speakers, underfloor heating.





Pantry 6' 8" x 6' 4" (2.03m x 1.93m)
Motion censored lighting.

Utility 12' 7" x 5' 3" (3.83m x 1.60m)
Side aspect door leading to passage, space for white goods, underfloor heating.



Sitting Room 16' 9" x 15' 3" (5.10m x 4.64m)

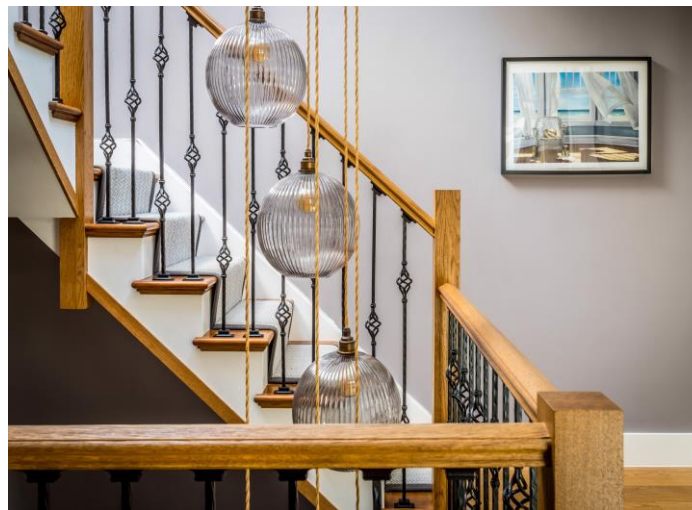
Front aspect, ceiling mounted speaker, underfloor heating, solid engineered wood parquet floor.

Cinema 12' 8" x 12' 7" (3.86m x 3.83m)

Side aspect, underfloor heating, reclining leather cinema chairs (not included and will be removed)

Cloakroom 6' 2" x 5' 2" (1.88m x 1.57m)

Marble tiled floor, low level WC, wash hand basin, ceiling speaker, underfloor heating.



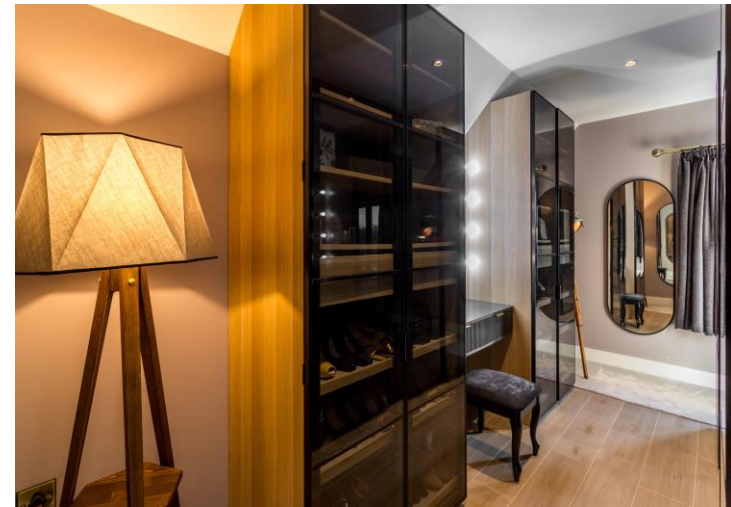


Bedroom 1 23' 6" x 15' 6" (7.16m x 4.72m)
Rear aspect, ceiling mounted speakers, underfloor heating, his and hers dressing areas.



En-suite 9' 6" x 9' 7" (2.89m x 2.92m)

Side aspect, underfloor heating, part tiled walls, low level WC, two wash hand basins, two heated towel rails, walk-in shower with ceiling mounted rainwater showerhead and separate handheld attachment, ceiling mounted speakers, porcelain tiled floor.





Bedroom 2 23' 6" x 12' 6" (7.16m x 3.81m)
Front aspect, underfloor heating.

En-suite 7' 1" x 6' 5" (2.16m x 1.95m)
Side aspect, underfloor heating, porcelain tiled floor, low level WC, wash hand basin on vanity unit, heated towel rail, shower with rainwater showerhead and separate handheld attachment.

Bedroom 3 15' 7" x 13' 2" (4.75m x 4.01m)
Rear aspect, underfloor heating.

Bedroom 4 12' 10" x 10' 5" (3.91m x 3.17m)
Front aspect, underfloor heating.

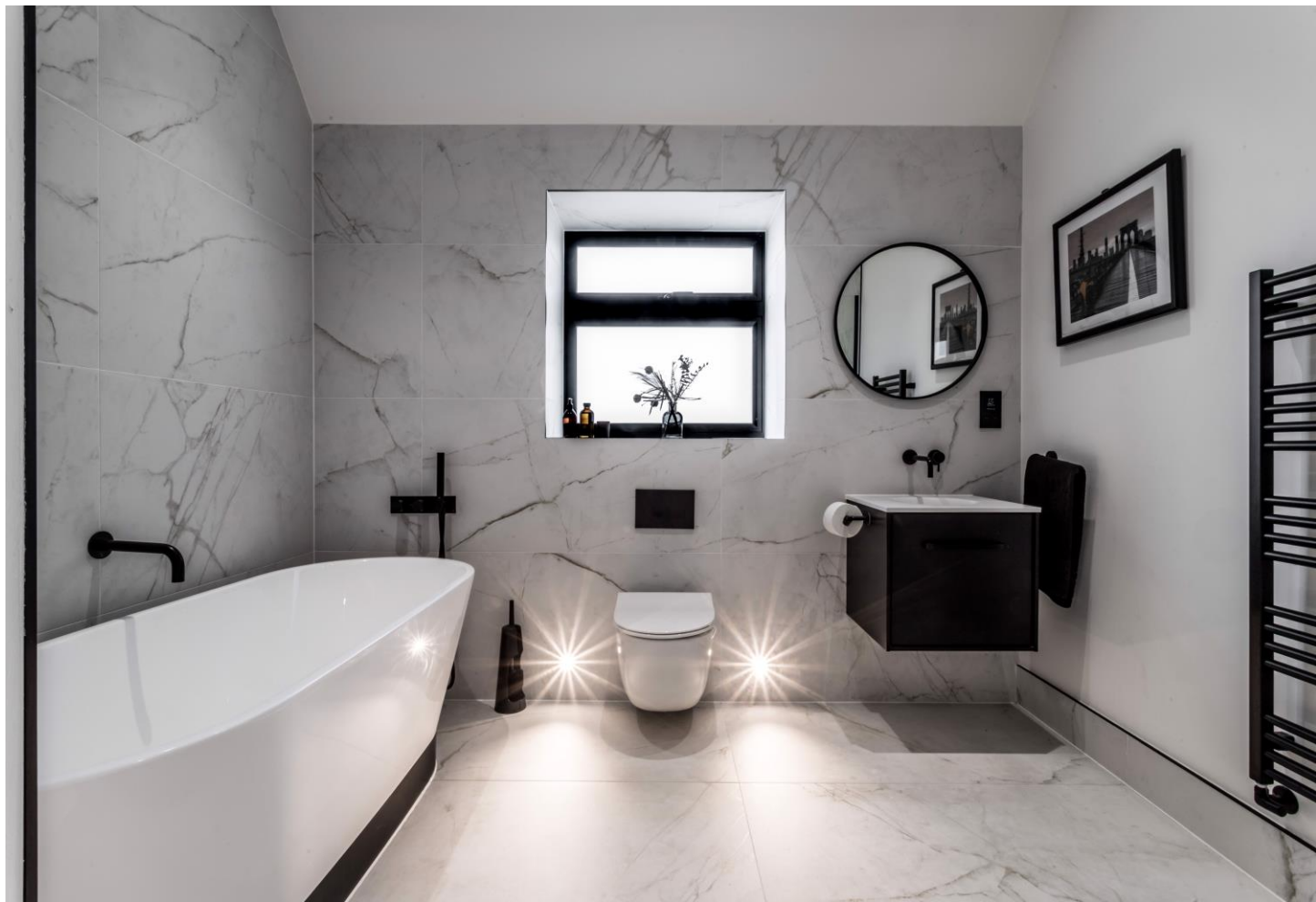


Family Bathroom 12' 3" x 9' 3" (3.73m x 2.82m)

Side aspect, porcelain tiled floor and part tiled walls, freestanding bath, low level WC, wash hand basin on vanity unit, shavers socket, heated towel rail, ceiling mounted speakers, walk-in shower with ceiling mounted rainwater showerhead and separate handheld shower attachment, underfloor heating.

1st floor landing 21' 6" x 12' 8" (6.55m x 3.86m)

Solid engineered wood flooring, underfloor heating.





Bedroom 5 27' 4" x 12' 3" (8.32m x 3.73m)
Double aspect including side velux, underfloor heating.

Bedroom 6 14' 8" x 12' 4" (4.47m x 3.76m)
Rear aspect, underfloor heating.

Bedroom 7 9' 8" x 7' 1" (2.94m x 2.16m)
Side aspect velux window, underfloor heating.

Shower Room 9' 6" x 6' 6" (2.89m x 1.98m)
Side aspect velux window, wash hand basin on vanity unit, low level WC, heated towel rail, shavers socket, part tiled walls, shower cubicle with wall mounted rainwater showerhead and separate handheld attachment, porcelain tiled floor.


Upper landing 21' 9" x 16' 8" (6.62m x 5.08m)
Solid engineer strip wood floor, underfloor heating.



Garage 14' 5" x 12' 6" (4.39m x 3.81m)
Currently being used as a gym.





 = Reduced headroom below 1.5m / 5'0



Total = 385.72 sq m / 4152 sq ft
Approximate Gross Internal Area = 385.72 sq m / 4152 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	91 B	
69-80	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.

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