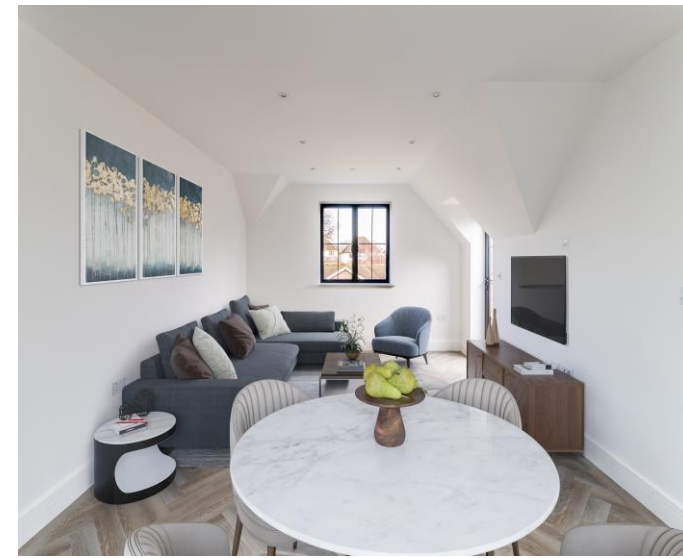




  
HENLEY HOMES

Flat 8, Field View | Cheam Road  
Cheam | Surrey SM2 7LQ |





HENLEY HOMES ESTATE AGENT - Welcome to the exquisite Flat 8 Field View - the treasure nestled in Cheam's green oasis. Discover this deluxe two-bedroom top-floor haven that delights with a touch of outdoor bliss, brought to you by your very own private balcony. Craving an upscale and stylish living experience? Look no further; with underfloor heating, and an open-plan ultra-modern kitchen featuring high-end NEFF appliances, every detail catered to your comfort. This luxury property has two fitted bedrooms and an ensuite bathroom to soothe away the day. And when you're ready to explore, hop on over to Cheam or East Ewell train stations, just a short walk, whisking you away to London Bridge and London Victoria in no time. Make your home-buying dreams come true at Flat 8 Field View! It won't be available for long, so get in touch with Henley Homes today to arrange a viewing!

**Kitchen** 10' 8" x 6' 2" (3.25m x 1.88m)

Integrated electric oven and microwave oven, washer/dryer, dishwasher and fridge/freezer. All appliances are NEFF. Induction hob with extractor fan, hot water tap, calcutta storm quartz worktop, high and low level storage, underfloor heating, luxury herringbone vinyl flooring.

**Sitting / Dining Room** 17' 0" x 12' 7" (5.18m x 3.83m)

Rear aspect, bay window, underfloor heating, luxury herringbone vinyl flooring, doors leading onto balcony.

**Bedroom 1** 12' 6" x 9' 4" (3.81m x 2.84m)

Rear aspect, underfloor heating, luxury herringbone vinyl flooring. (wardrobes extra)

**En-suite** 9' 4" x 3' 0" (2.84m x 0.91m)

Porcelain tiled walls and floor, wall mounted sink with brass mixer taps, recessed lit mirror cupboard, low level WC, shower with hand held shower attachment, heated towel rail, all bathroom fittings are gold/brass, underfloor heating.

**Bedroom 2** 13' 2" x 8' 7" (4.01m x 2.61m)

Rear aspect, underfloor heating, luxury herringbone vinyl flooring. (wardrobes extra)

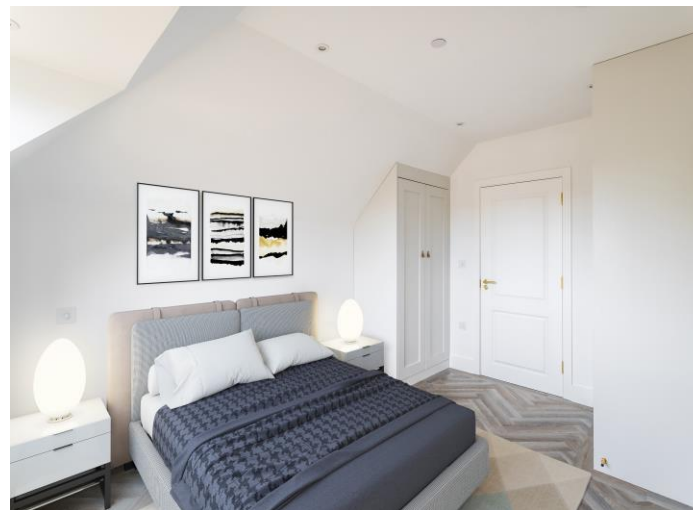
**Shower Room** 6' 2" x 5' 0" (1.88m x 1.52m)

Porcelain tiled walls and floor, wall mounted sink with a mixer tap, recessed lit mirror cupboard, low level WC, walk in shower with wall mounted attachment and rainwater showerhead, heated towel rail, all bathroom fittings are gold/brass, underfloor heating.

**Balcony** 9' 1" x 7' 3" (2.77m x 2.21m)

Rear aspect, with french doors from sitting/dining room.

All photographs and layout of the photographs are taken from Flat 3 our show flat.

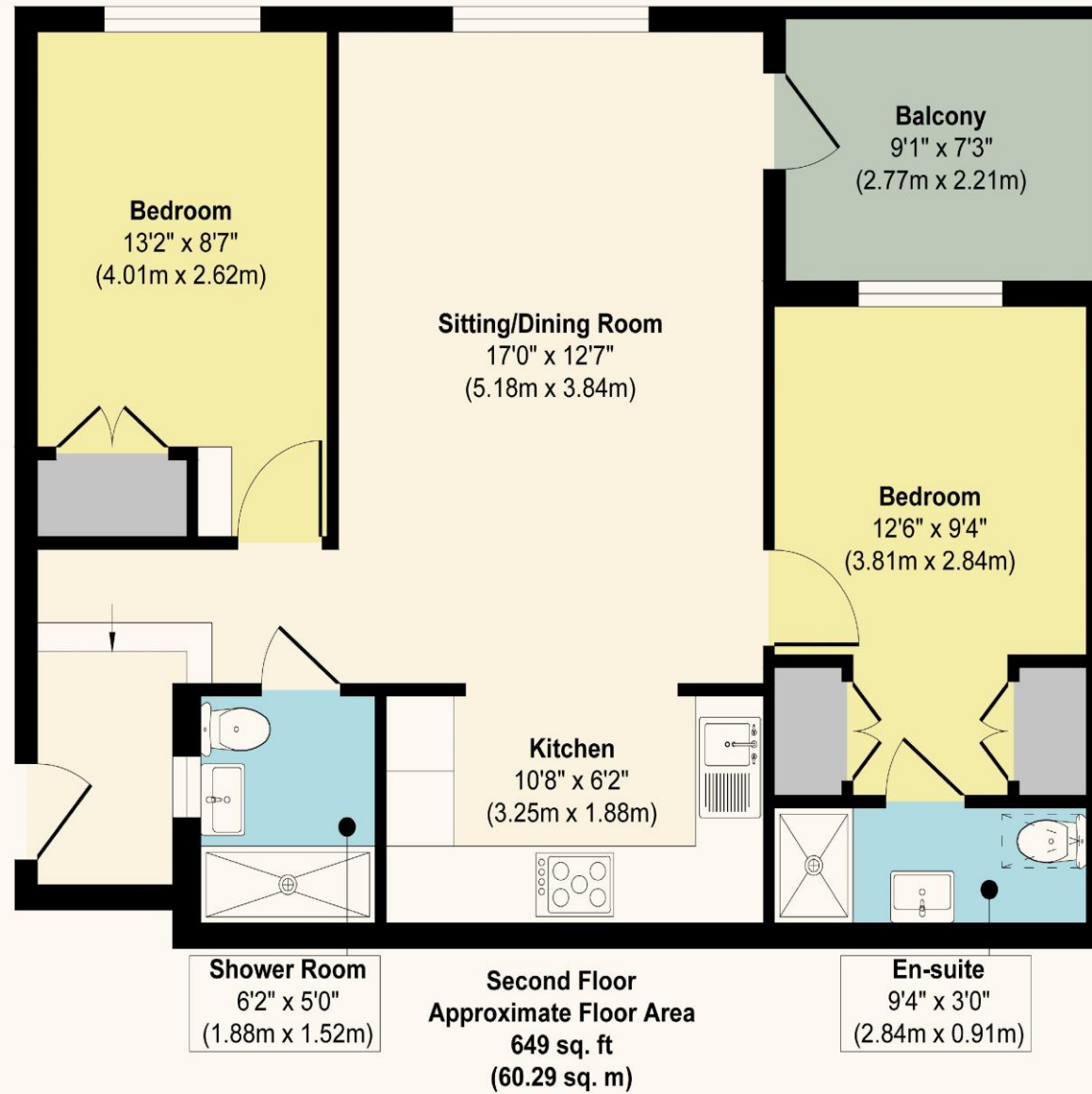






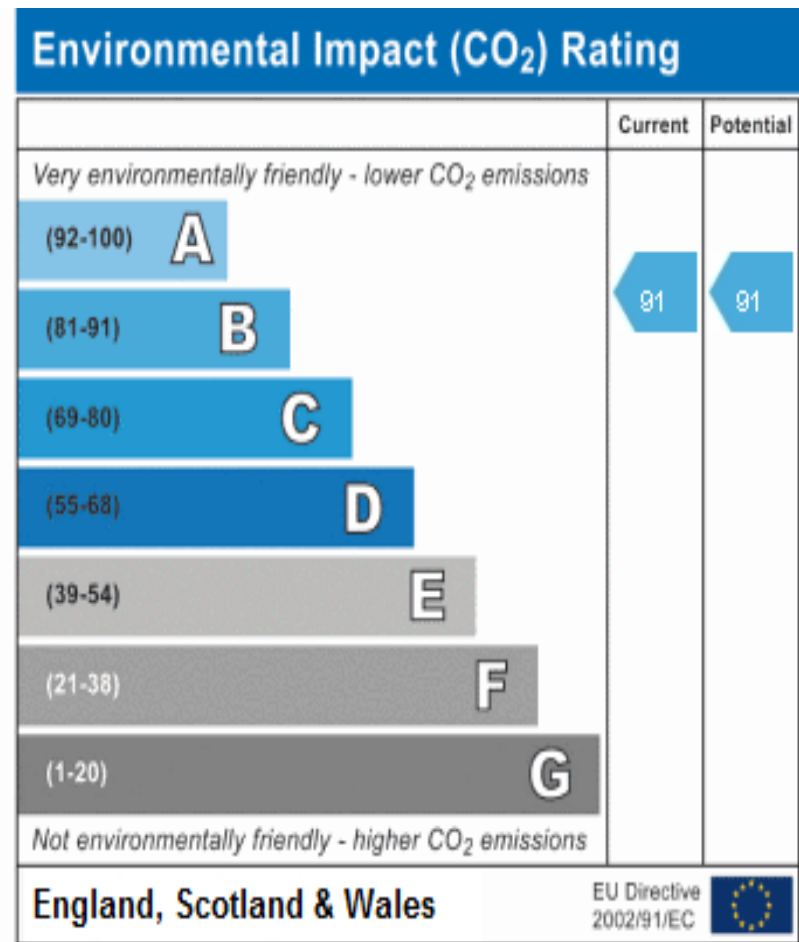
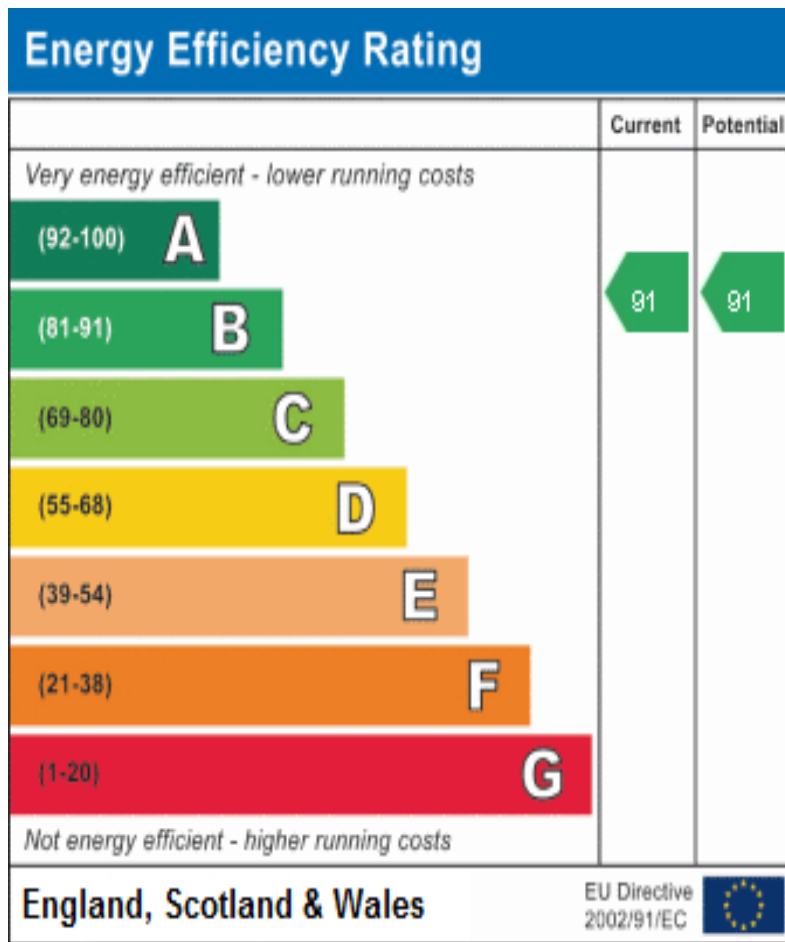


## Flat 8 : Field View, SM2



**Approx. Gross Internal Floor Area 649 sq. ft / 60.29 sq. m**

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



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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