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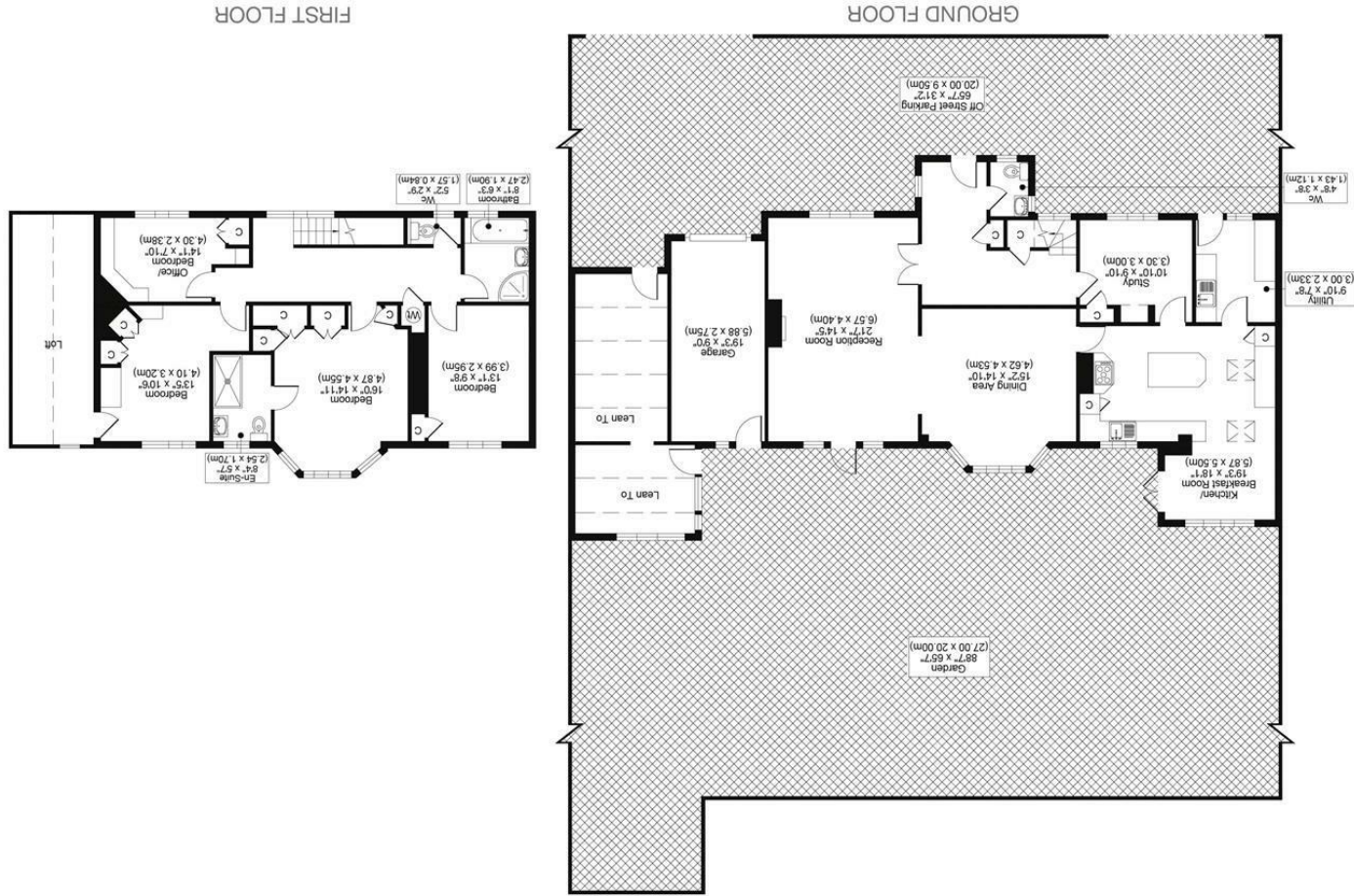
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



YORK ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE, LOFT & LEAN TO 2525 SQ.FT (235 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE, LOFT & LEAN TO 1938 SQ.FT (180 SQ.M)



CHRISTIES



ENVIABLY LOCATED ON A WIDE RESIDENTIAL ROAD IN CHEAM, THIS BEAUTIFULLY PRESENTED DETACHED FOUR-BEDROOM FAMILY HOME IS IDEALLY LOCATED FOR CHEAM & SUTTONS HOST OF AMENITIES INCLUDING OUTSTANDING SCHOOLS, LOCAL SHOPS AND TRANSPORT FACILITIES.

THE PROPERTY BENEFITS FROM A FANTASTIC LOUNGE/DINING AREA WITH ACCESS TO REAR GARDEN. THE KITCHEN BREAKFAST ROOM IS STUNNING AND IS COMPLEMENTED WITH VIEWS OVER THE BEAUTIFUL REAR GARDEN AS WELL AS ACCESS TO UTILITY ROOM AND STUDY PERFECT FOR WORKING FROM HOME.

THE REAR GARDEN IS TRULY STUNNING WITH ITS PATIO AREA LEADING TO A FULLY LANDSCAPED LAWN WITH FLOWER BEDS ADDITIONAL SEATING AREAS AND POND.

HEADING UPSTAIRS YOU WILL FIND THREE DOUBLE BEDROOMS WITH THE MASTER BENEFITING FROM A SPECTACULAR EN-SUITE. THERE IS A FURTHER BEDROOM AND FAMILY BATHROOM LOCATED ON THIS FLOOR ALONG WITH ACCESS TO THE LOFT AND WALK-IN EAVES STORAGE OFF BEDROOM THREE.

ADDITIONAL ADVANTAGES INCLUDE GARAGE, CARRIAGE DRIVEWAY WITH OFF-STREET PARKING FOR MULTIPLE CARS AND FURTHER POTENTIAL TO EXTEND (S.T.P.P)

CALL CHRISTIES TODAY ON 020 8643 7777

- CARRIAGE DRIVEWAY
- SOUGHT AFTER LOCATION
- WIDE PLOT
- COUNCIL TAX BAND G
- EPC RATING D

