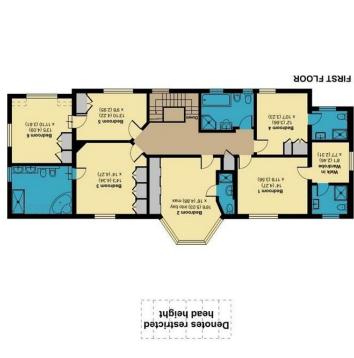
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m pe £.45£ \ ft pe T18£ = lstoT m ps $6.02 \ \text{l}$ ps 852 = gniblindGarage = 231 sq ft / 21.4 sq m m ps $6.5 \ \text{M} = 32 \ \text{m}$ ft $1.2.9 \ \text{m}$ m ps $1.2.9 \ \text{m}$ Approximate Area = 3328 sq ft / 309.1 sq m

For identification only - Not to scale

The Avenue, Cheam, Sutton, SM2





ENVIABLY LOCATED ON ONE OF THE MOST SOUGHT-AFTER ROADS IN THE HEART OF SOUTH CHEAM, THIS GENEROUSLY PROPORTIONED SIX DOUBLE BEDROOM/FIVE BATHROOM DETACHED CHARACTER HOME OFFERS THE IDEAL FUSION OF PERIOD CHARACTER FEATURES ALONGSIDE ULTRA-MODERN CONVENIENCES SUCH AS BI-FOLD DOORS AND A STUNNING "STATEMENT" KITCHEN. THE MASTER BEDROOM SUITE INCLUDES A WALK-THROUGH DRESSING ROOM, THE GROUND FLOOR OFFERS FOUR SEPARATE RECEPTION ROOMS, A USEFUL UTILITY ROOM AND A WONDERFUL KITCHEN/FAMILY/BREAKFAST ROOM OVERLOOKING A SUPERB REAR GARDEN. THIS IS A RARE OPPORTUNITY NOT TO BE MISSED - CALL US TODAY TO RESERVE YOUR VIEWING APPOINTMENT.

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- COUNCIL TAX BAND G
- EPC RATING D













