



SANDY LANE CHEAM, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 3649 SQ.FT (339 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 3295 SQ.FT (306 SQ.M)



AN EXCEEDINGLY RARE OPPORTUNITY TO PURCHASE A DECEPTIVELY SPACIOUS SIX BEDROOM/FIVE BATHROOM DETACHED FAMILY HOME OF GREAT CHARM AND CHARACTER LOCATED ON SANDY LANE, ONE OF THE MOST HIGHLY REGARDED ROADS IN SOUTH CHEAM. THIS PARTICULAR PROPERTY OFFERS SUPERB DOWNSTAIRS ACCOMMODATION PROVIDING THREE GENEROUS RECEPTION ROOMS PLUS A GARDEN ROOM/CONSERVATORY AND - AS A MAIN FEATURE - A SPECTACULAR GARDEN-FACING KITCHEN WITH SEPARATE UTILITY ROOM. FIRST FLOOR ACCOMMODATION IS IDEAL FOR THE GROWING FAMILY, PROVIDING AMPLE BEDROOMS AND BATHROOMS. THE REAR GARDEN IS ALSO A POINT OF PARTICULAR NOTE, HAVING BEEN LOVINGLY MAINTAINED FOR MANY YEARS. OVERALL, THIS IS A HOME THAT SIMPLY MUST BE SEEN TO BE FULLY APPRECIATED. CALL US TODAY TO RESERVE YOUR VIEWING APPOINTMENT.

- SURPRISINGLY SPACIOUS SIX BEDROOM/FIVE BATHROOM DETACHED FAMILY HOME
- SUPERB GROUNDS TO FRONT AND REAR
- VIEWING ESSENTIAL TO FULLY APPRECIATE THE TOTAL AMOUNT OF ACCOMMODATION ON OFFER
- COUNCIL TAX BAND G
- EPC RATING D

