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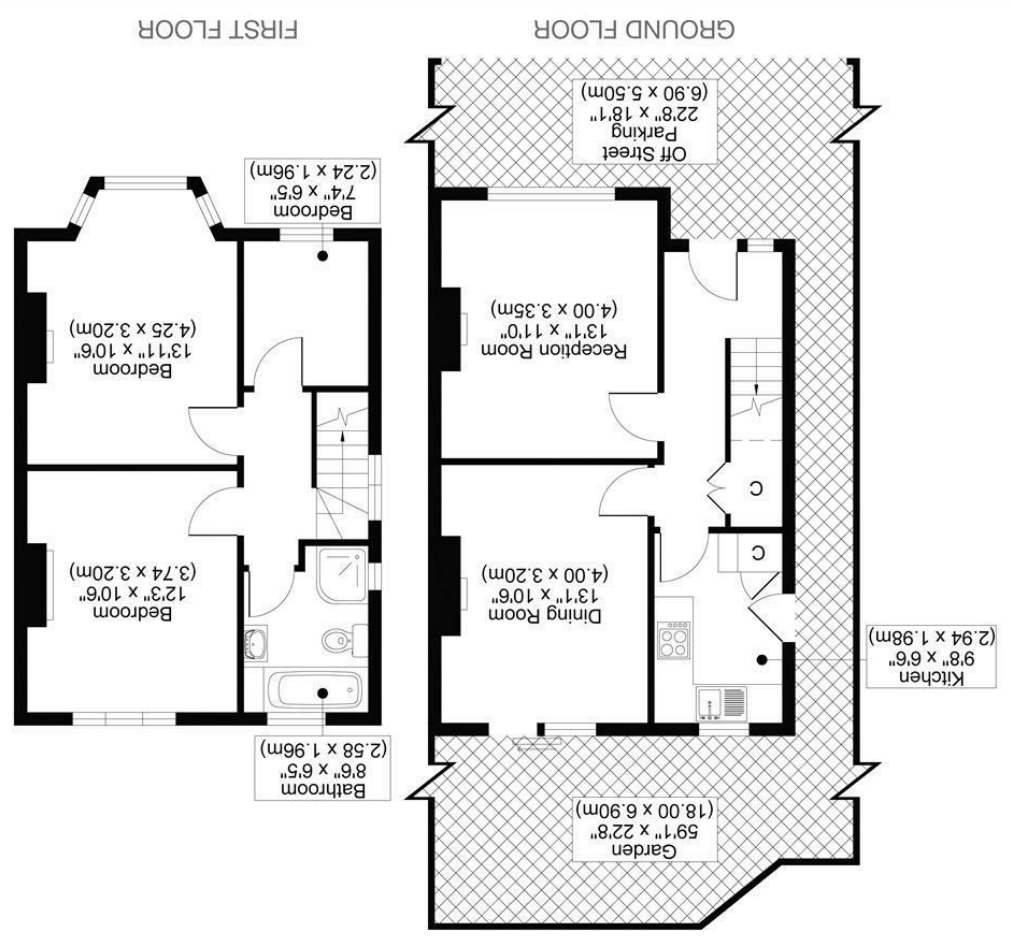
RICS

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.



FIELDSEND ROAD, SM3
 TOTAL APPROX FLOOR PLAN AREA 874 SQ.FT (81 SQ.M)



CHRISTIES



GUIDE PRICE £550,000 TO £575,000

LOCATED HALF A MILE FROM THE CHARMING CHEAM VILLAGE THIS THREE-BEDROOM SEMI-DETACHED FAMILY HOME OFFERS FANTASTIC LIVING SPACE AND UNRIVALLED LOCATION.

THIS PROPERTY COMPRISES A LIGHT AND SPACIOUS ENTRANCE HALL, FITTED KITCHEN, LARGE RECEPTION, A FURTHER RECEPTION AT THE REAR WITH PATIO DOORS LEADING ON TO A GARDEN EXTENDING APPROXIMATELY 60FT.

HEADING UPSTAIRS TO THE FIRST FLOOR YOU WILL FIND TWO LARGE DOUBLE BEDROOMS, GOOD SIZE SINGLE BEDROOM AS WELL AS A FANTASTIC FOUR-PIECE BATHROOM WITH FREESTANDING BATH AND SEPARATE SHOWER.

THE PROPERTY ALSO BENEFITS FROM OFF STREET PARKING FOR TWO CARS AND HAS THE POTENTIAL TO EXTEND AS PLANNING PERMISSION WAS GRANTED FOR AN EXTENSION AND LOFT CONVERSION NOVEMBER 2022.

CHEAM STATION IS 0.8 MILES AWAY FROM THE PROPERTY AND RUNS DIRECT SERVICES IN TO BOTH LONDON BRIDGE AND LONDON VICTORIA MAKING IT PERFECT FOR COMMUTERS. A SHORT WALK FROM THE PROPERTY IS CHEAM VILLAGE OFFERING A WHOLE HOST OF SHOPS, RESTAURANTS, ENTERTAINMENT & LEISURE FACILITIES. SCHOOLS IN THE AREA CONSIST OF CHEAM HIGH SCHOOL, ST DUNSTAN'S PRIMARY SCHOOL AND HOMEFIELD PREPARATORY JUST TO NAME A FEW.

TO ARRANGE A VIEWING PLEASE CALL CHRISTIES ON 020 8643 7777

- FANTASTIC LOCATION
- POTENTIAL TO EXTEND (SSTP)
- THREE BEDROOMS
- OFF STREET PARKING
- EPC RATING D
- COUNCIL TAX BAND D

