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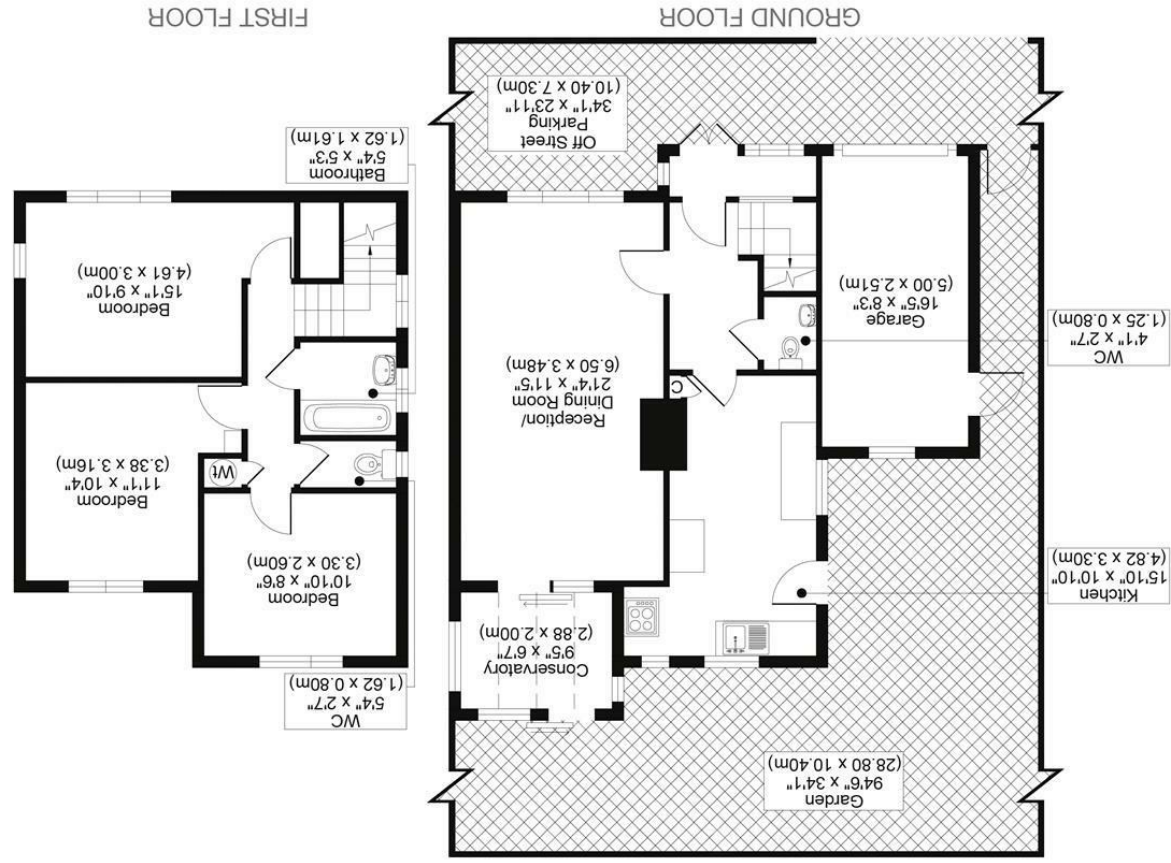
RICS

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.



CHEYHAM GARDENS, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1185 SQ.FT (110 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1050 SQ.FT (98 SQ.M)



CHRISTIES



CHEYHAM GARDENS, SM2 7NH

GUIDE PRICE £850,000

GUIDE PRICE £850,000 - £900,000

A FANTASTIC OPPORTUNITY TO PURCHASE A DETACHED FAMILY HOME LOCATED ON A QUIET CUL-DE-SAC WITHIN THE GOLDEN TRIANGLE OF SOUTH CHEAM.

THE PROPERTY COMPRISES, ENTRANCE HALL ACCOMMODATING A DOWNSTAIRS W/C AND CLOAKROOM LEADING ON TO THE LARGE KITCHEN, SEPARATE THROUGH LOUNGE AND DINING ROOM ACCOMPANIED WITH A CONSERVATORY LEADING OUT TO AN IMPRESSIVE 100' REAR GARDEN.

ON THE FIRST FLOOR YOU WILL FIND THREE DOUBLE BEDROOMS AND A FAMILY BATHROOM ALL WITH UNDER FLOOR HEATING.

THE PROPERTY ALSO BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, AND OFF-STREET PARKING FOR TWO CARS. THERE IS ALSO SUBSTANTIAL POTENTIAL FOR EXTENSION (STPP).

TO ARRANGE A VIEWING TODAY CALL CHRISTIES ON 020 8770 1625

- THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- 100FT PRIVATE REAR GARDEN
- OFF-STREET PARKING
- 1.0 MILE FROM EWELL EAST STATION
- COUNCIL TAX - BAND F
- EPC RATING C

