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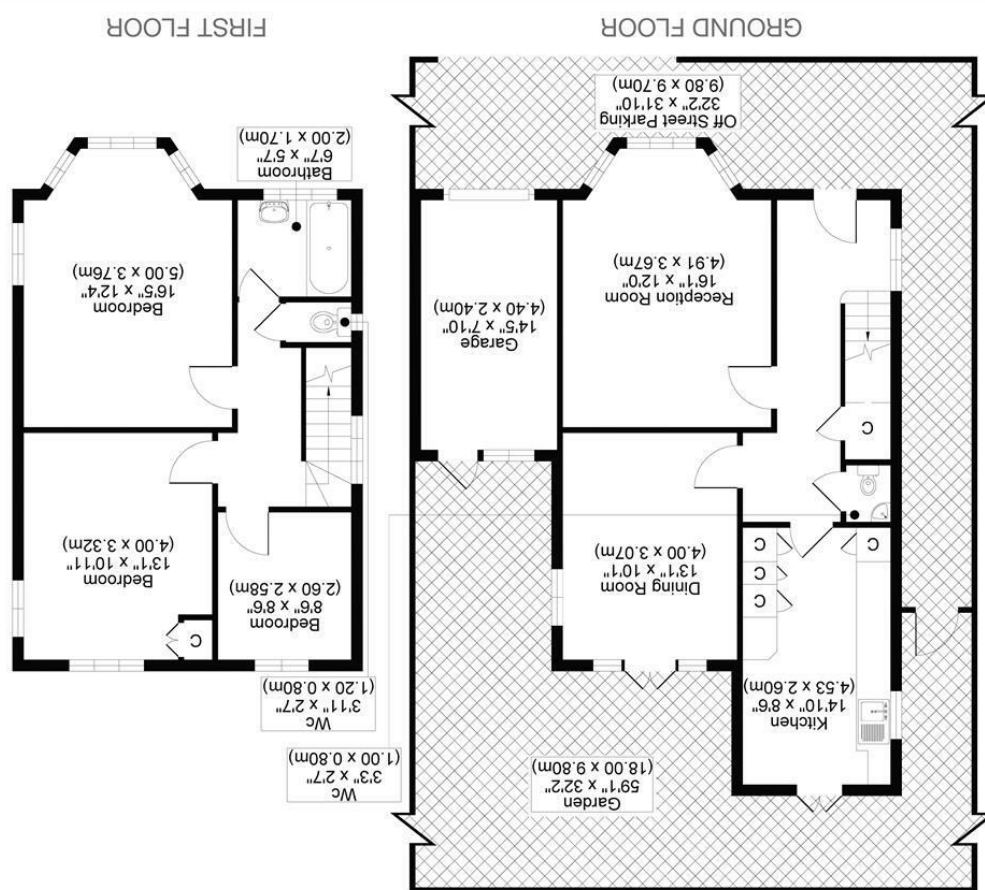
RICS

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.



TABOR GARDENS, SM3
 TOTAL APPROX FLOOR PLAN INCLUDING GARAGE AREA 1222 SQ.FT (114 SQ.M)
 TOTAL APPROX FLOOR PLAN EXCLUDING GARAGE AREA 1108 SQ.FT (103 SQ.M)



CHRISTIES



** GUIDE PRICE £850,000 TO £900,000 ** CHAIN FREE **

AN ATTRACTIVE THREE BEDROOM DETACHED FAMILY HOME IN A VERY SOUGHT-AFTER VILLAGE SETTING WELL PLACED FOR AMENITIES INCLUDING BUS ROUTES, MAINLINE STATION, AND POPULAR SCHOOLS INCLUDING NONSUCH HIGH SCHOOL.

THIS LOVELY PROPERTY IS OFFERED TO THE MARKET "CHAIN FREE" AND CONSISTS OF, TWO LARGE AND BRIGHT RECEPTION ROOMS, DOWN STAIR WC, A FITTED KITCHEN WHICH LEADS TO A LARGE AND SECLUDED GARDEN. UPSTAIRS YOU HAVE TWO GREAT SIZE DOUBLE BEDROOMS, ONE SINGLE BEDROOM, A FAMILY BATHROOM AND SEPARATE WC.

FURTHER BENEFITS INCLUDE, DRIVEWAY PARKING, GARAGE, GAS CENTRAL HEATING, DOUBLE GLAZING. THERE IS ALSO THE POTENTIAL TO EXTEND TO THE SIDE, REAR AND INTO THE LOFT SUBJECT TO THE USUAL PLANNING PERMISSIONS.

CHEAM STATION IS 0.3 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 CUDDINGTON CROFT, NONSUCH HIGH SCHOOL, 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 8770 1625.

- CHAIN FREE
- DETACHED HOME
- GARAGE
- POTENTIAL TO EXTEND (STPP)
- EPC RATING D
- COUNCIL TAX BAND F

