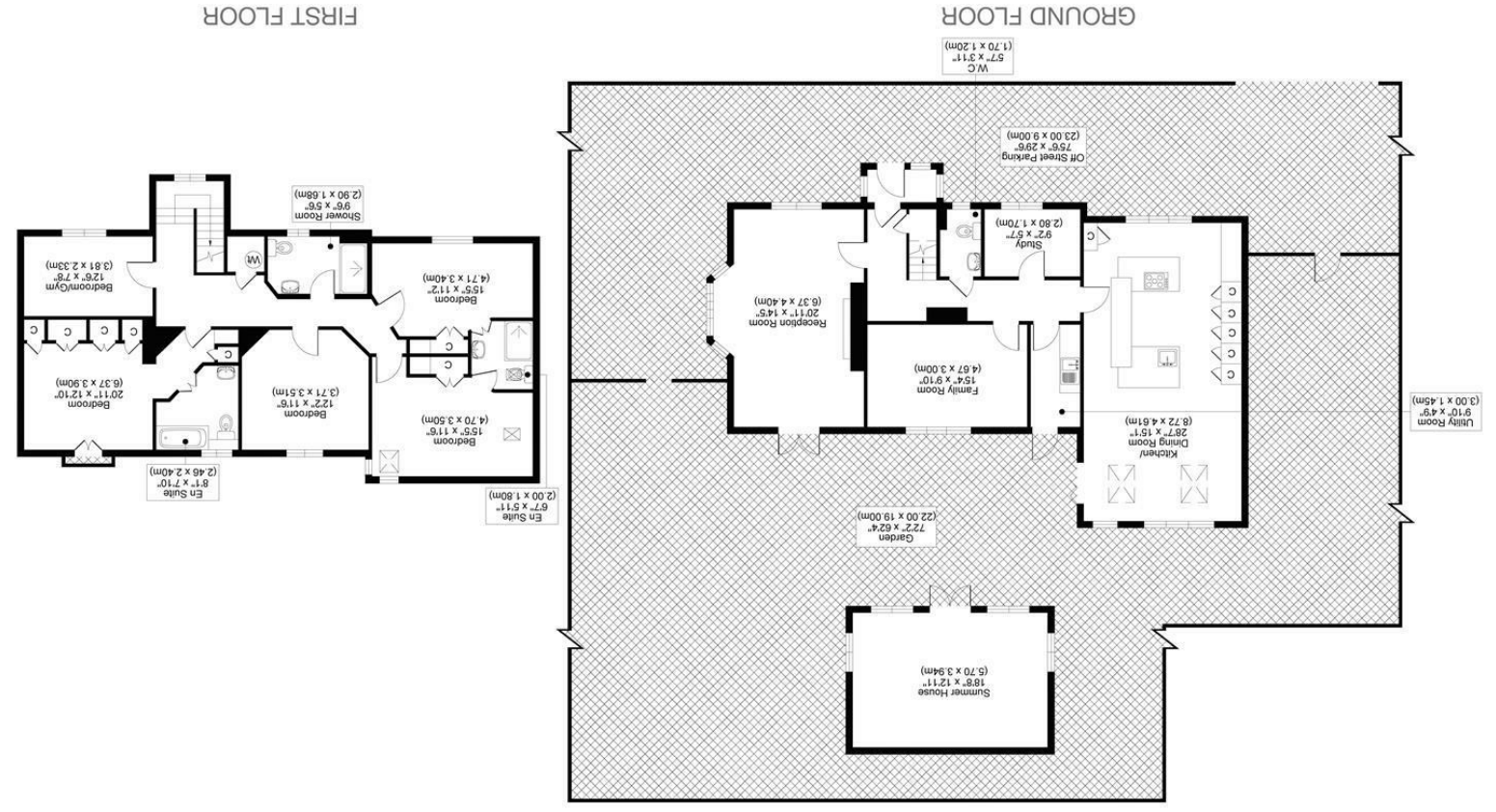


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



ARUNDEL ROAD, SM2  
TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 2487 SQ.FT (231 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 2245 SQ.FT (209 SQ.M)





\*\*GUIDE PRICE - £1,300,000 - £1,400,000\*\*

CHRISTIES ARE DELIGHTED TO BE ABLE TO OFFER FOR SALE, THIS STYLISHLY PRESENTED, GENEROUSLY PROPORTIONED FIVE BEDROOM/THREE BATHROOM DETACHED FAMILY HOME ENVIABLY LOCATED IN AN ULTRA-CONVENIENT AND RARELY AVAILABLE LOCATION WITHIN WALKING DISTANCE OF CHEAM STATION AND CLOSE TO LOCAL TRANSPORT LINKS. THE FLEXIBLE GROUND FLOOR ACCOMMODATION PROVIDES THREE RECEPTION ROOMS OFFERING ALL THOSE SEPARATE SPACES THAT A GROWING FAMILY DEMANDS AND IS FURTHER ENHANCED BY THE TRIPLE ASPECT LUXURY KITCHEN/DINING ROOM THAT LEADS ON TO A BEAUTIFULLY MAINTAINED SOUTH FACING GARDEN. OTHER BENEFITS INCLUDE AN ATTRACTIVE SUMMER HOUSE/GARDEN ROOM, AND EXTENSIVE OFF-STREET PARKING ON A GRAVELED DRIVEWAY. THIS IS A HOUSE NOT TO BE MISSED - CALL US TODAY TO RESERVE YOUR VIEWING APPOINTMENT.

- ATTRACTIVE CHARACTER HOME IN HIGHLY REGARDED SOUTH CHEAM LOCATION
- GENEROUS AND FLEXIBLE ACCOMMODATION OFFERING FIVE BEDROOMS AND THREE BATHROOMS
- THREE SEPARATE RECEPTION SPACES AND A TRIPLE ASPECT KITCHEN/DINER THAT MUST BE SEEN IN ORDER TO BE FULLY APPRECIATED
- COUNCIL TAX BAND G
- EPC RATING D

