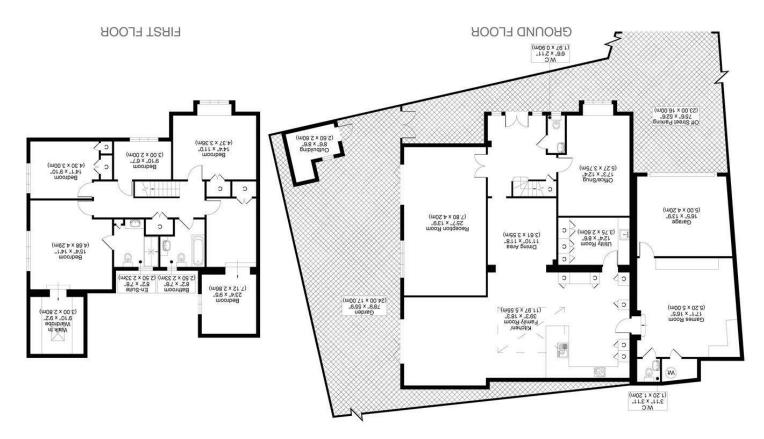


either by the seller or his agent. All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation



TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & OUTBUILDING 3256 SQ.FT (302 SQ.M) TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & OUTBUILDING 3530 SQ.FT (328 SQ.M) THE LAWNS, SM2





- ** Guide price £1,500,000 to £1,600,000** ** CHAIN FREE** The opportunity to purchase a home in The Lawns is a rare thing indeed. It is over 13 YEARS SINCE WE SOLD THIS PARTICULAR PROPERTY TO THE CURRENT OWNERS, AND SINCE THEN ONLY ONE OTHER SALE HAS TAKEN PLACE. THAT SAYS A LOT ABOUT THIS SUPERB SOUTH CHEAM CUL-DE-SAC LOCATION. WITHIN ONLY A FEW MINUTES' WALK OF CHEAM STATION AND LOCAL SHOPS YET SET BACK IN A HIDDEN GEM OF A LOCATION THAT IS UNKNOWN EVEN TO MANY LOCAL PEOPLE, IT IS EASY TO UNDERSTAND WHY ONE MIGHT STAY SO LONG. THIS PARTICULAR HOUSE HAS BEEN RENOVATED TO A MOST EXACTING STANDARD AND OFFERS FIVE BEDROOMS INCLUDING A MASTER BEDROOM SUITE WITH WALK-IN WARDROBE AND EN-SUITE. THE GROUND FLOOR OFFERS A WONDERFUL OPEN PLAN KITCHEN/FAMILY ROOM THAT IS SURE TO BE THE HUB OF ANY MODERN HOME, AND CONNECTS TO A SEPARATE UTILITY ROOM., AND IN ADDITION PROVIDES A LARGE SEPARATE RECEPTION ROOM, A FURTHER OFFICE/SNUG AND A "BONUS" GAMES ROOM TUCKED AWAY TO THE REAR OF THE GARAGE AND GIVING ACCESS TO A DOWNSTAIRS CLOAKROOM. THE PROPERTY ALSO OFFERS GENEROUS DRIVEWAY PARKING AND AN
- EXTREMELY RARE OPPORTUNITY TO PURCHASE A DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC CLOSE TO CHEAM STATION AND SHOPS
- WONDERFUL OPEN PLAN KITCHEN/FAMILY ROOM THAT SO MANY BUYERS ARE LOOKING FOR IN THE CURRENT MARKET
- FIVE BEDROOMS INCLUDING A GENEROUS MASTER BEDROOM SUITE WITH WALK-IN WARDROBE AND ATTRACTIVE EN-SUITE
- CHAIN FREE
- EPC RATING C
- COUNCIL TAX BAND G













