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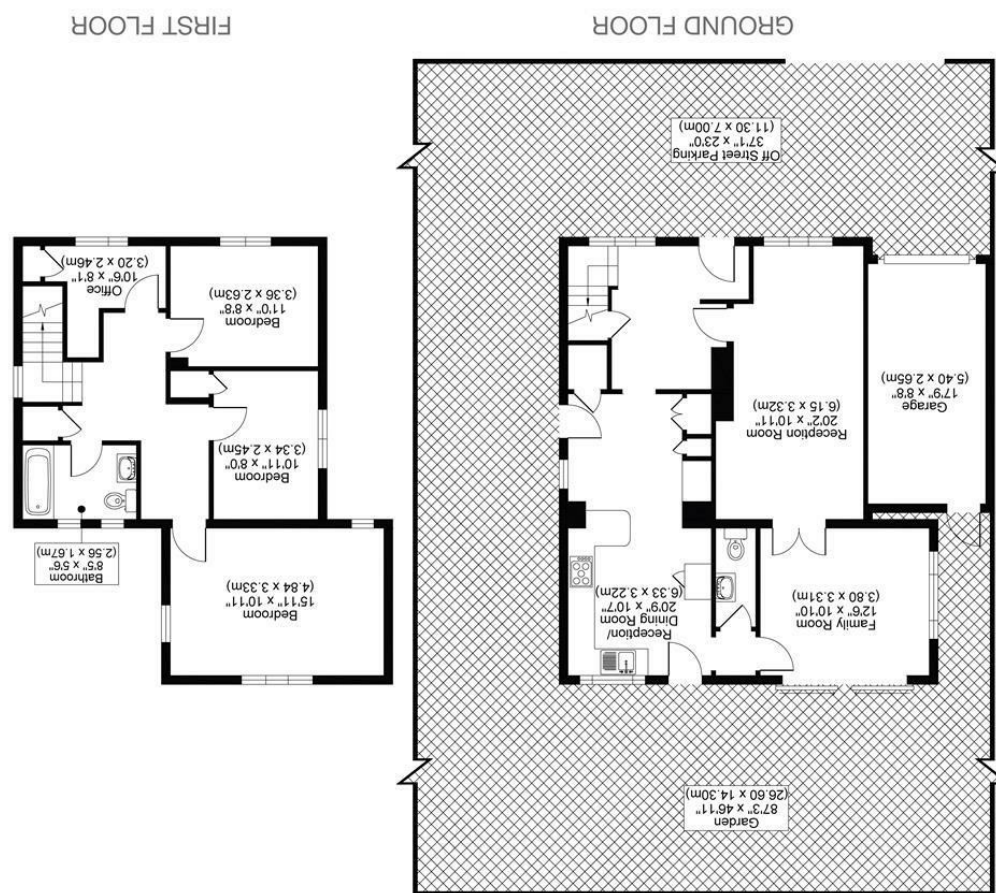
RICS

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 1518 SQ.FT (141 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1356 SQ.FT (126 SQ.M)



CHRISTIES



**** GUIDE PRICE £850,000 TO £875,000****

THIS FANTASTIC THREE BEDROOM DETACHED FAMILY HOME IS SITUATED ON A QUIET, SOUGHT AFTER CUL-DE-SAC IN SOUTH CHEAM.

THIS PROPERTY IS IN WALKING DISTANCE OF CHEAM VILLAGE AND NONSUCH PARK AND IS IN THE CATCHMENT AREA OF TOP PRIMARY AND SECONDARY SCHOOLS.

ON THE GROUND FLOOR, THE PROPERTY HAS TWO LARGE RECEPTION ROOMS, AN OPEN PLAN KITCHEN-DINER, SPACIOUS HALLWAY, AND A DOWNSTAIRS WC.

ON THE FIRST FLOOR THERE ARE THREE BEDROOMS WITH A MODERN FITTED BATHROOM SUITE AND AN OFFICE.

OTHER FEATURES INCLUDE:

- PRIVATE OFF-STREET PARKING
- GARAGE (IDEAL FOR CONVERSION), AND
- A LARGE, LANDSCAPED REAR GARDEN

THIS RARE OPPORTUNITY OFFERS A 'FOREVER HOME' TO MAKE YOUR OWN AND HAS FANTASTIC POTENTIAL TO EXTEND, IF DESIRED.

- 3 DOUBLE BEDROOMS
- DETACHED
- POTENTIAL TO EXTEND STPP
- GARAGE
- EPC RATING E
- COUNCIL TAX BAND F

