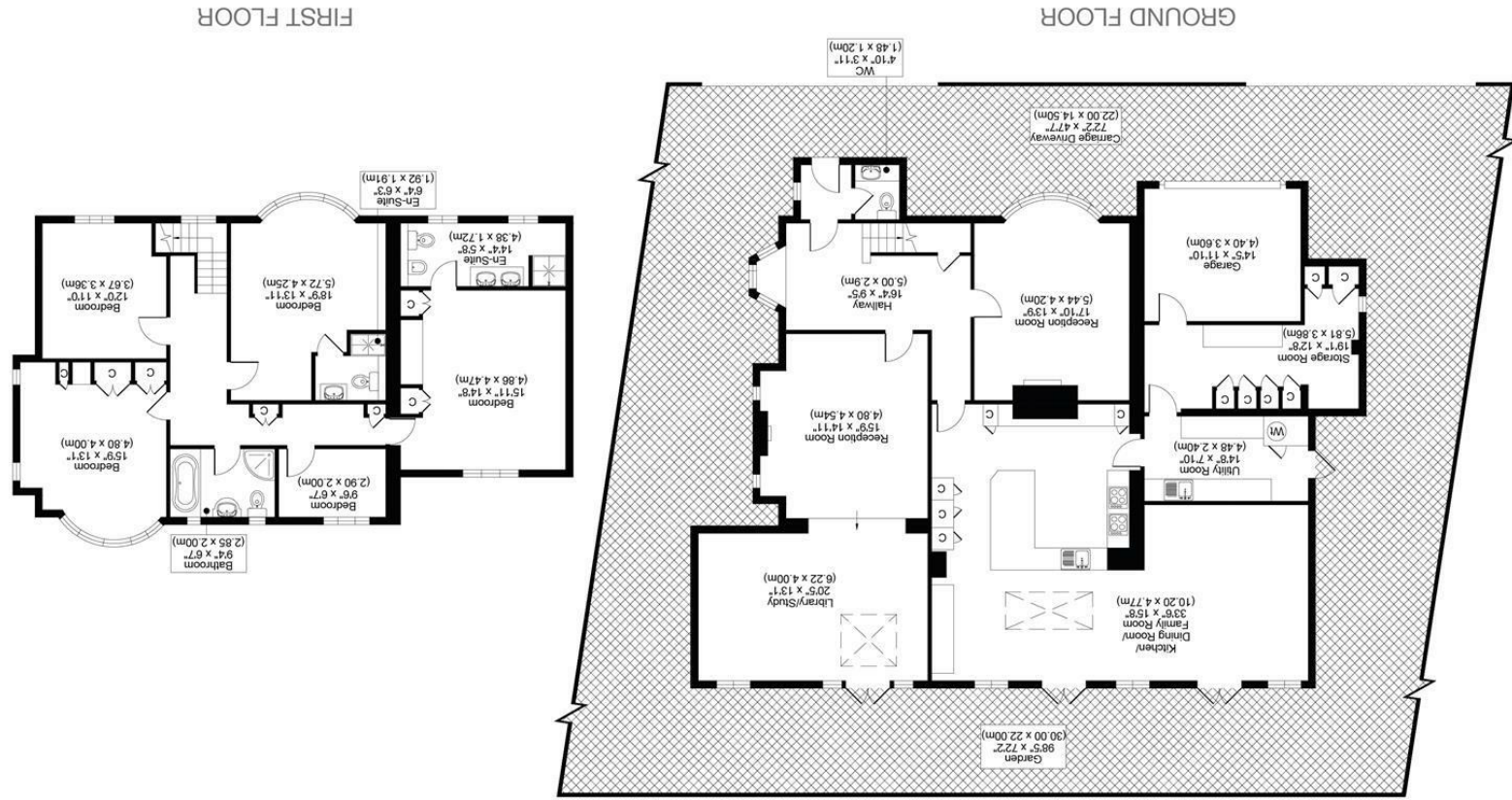




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



SHIRLEY AVENUE, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 3455 SQ.FT (321 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 3283 SQ.FT (305 SQ.M)



ENVIABLY LOCATED ON ONE OF SOUTH CHEAM'S MOST SOUGHT-AFTER ROADS, THIS SUBSTANTIAL AND BEAUTIFULLY PRESENTED FIVE BEDROOM/THREE BATHROOM DETACHED FAMILY HOME OFFERS EXTENDED GROUND FLOOR ACCOMMODATION THAT PROVIDES THE PERFECT COMBINATION OF MODERN STYLE AND CONVENIENCE COUPLED WITH ORIGINAL CHARACTER FEATURES, AND ALL THE FLEXIBILITY AND SCALE THAT A GROWING FAMILY WILL NEED. SPACE FOR EVERYONE TO ENJOY TV, COMPUTING, FILM NIGHTS ETC. THE ACCOMMODATION IS FURTHER ENHANCED BY THE EASILY MAINTAINED LAWNED REAR GARDEN, AND EXTENSIVE OFF-STREET PARKING TO THE FRONT, LEADING TO AN INTEGRAL GARAGE. A MOST ATTRACTIVE HOME WHICH SHOULD NOT BE MISSED. CALL US TODAY TO ARRANGE YOUR VIEWING.

- WONDERFUL OPPORTUNITY TO PURCHASE A SUBSTANTIAL FAMILY HOME ON ONE OF SOUTH CHEAM'S MOST HIGHLY REGARDED ROADS
- FLEXIBLE ACCOMMODATION WITH SCOPE FOR FURTHER EXTENSION (S.T.P.P.)
- A RARE OPPORTUNITY IN THE CURRENT MARKET - CALL US NOW TO ARRANGE YOUR VIEWING APPOINTMENT
- COUNCIL TAX BAND G
- EPC RATING D

