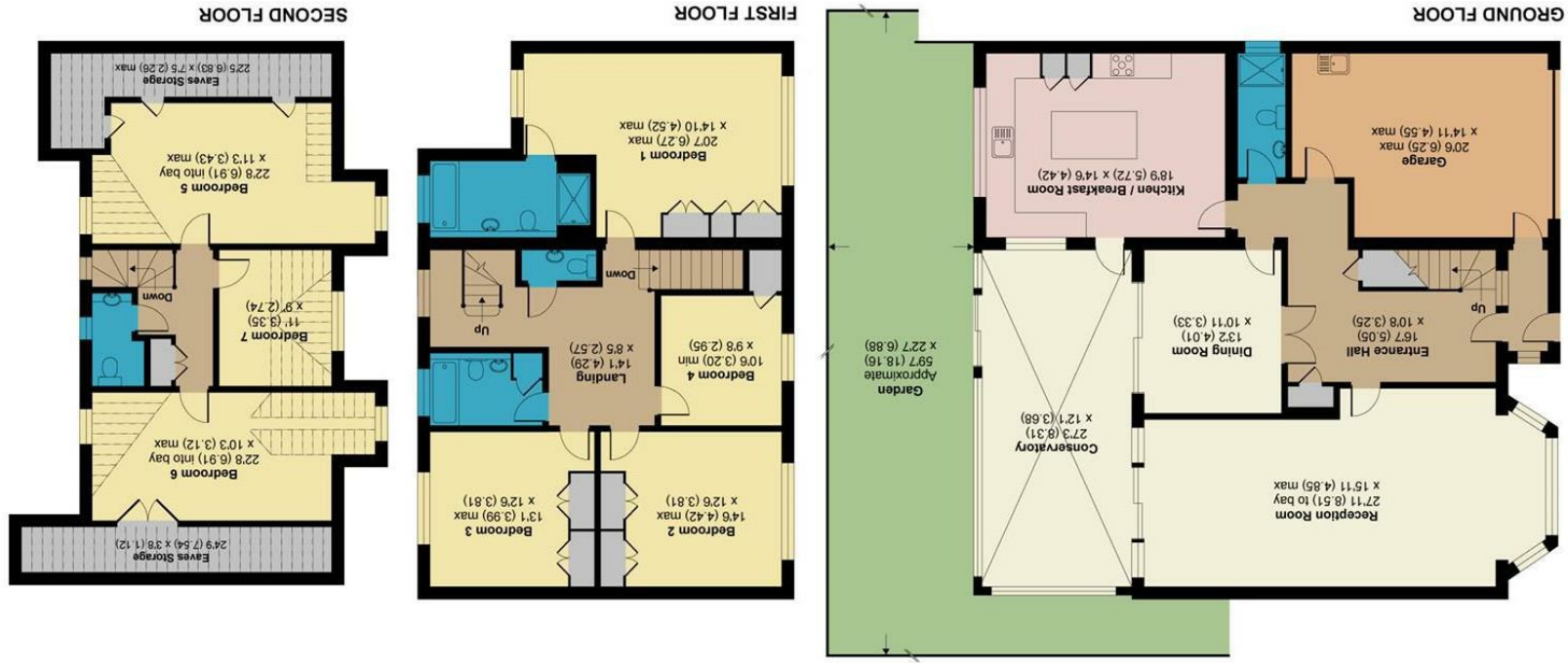




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Centro Residential Sales and Lettings Limited. REF: 706772



Denotes restricted head height



Champneys Close, Cheam, SM2
 Approximate Area = 3585 sq ft / 333 sq m (includes garage)
 Limited Use Area(s) = 353 sq ft / 32.8 sq m
 Total = 3938 sq ft / 365.8 sq m
 For identification only - Not to scale



A TRULY RARE OPPORTUNITY TO PURCHASE A SEVEN BEDROOM/THREE BATHROOM DETACHED FAMILY HOME IN POSSIBLY THE MOST SOUGHT-AFTER CUL-DE-SAC IN SOUTH CHEAM. IDEALLY LOCATED ONLY A SHORT WALK FROM CHEAM STATION, LOCAL SHOPS AND KEY LOCAL SCHOOLS, THIS WONDERFUL PROPERTY ALSO BOASTS A SOUTH-WESTERLY FACING REAR GARDEN OF OVER 100FT, AMPLE PARKING AND A GENEROUSLY PROPORTIONED DOUBLE GARAGE. HOMES OF THIS SIZE IN SUCH KEY LOCATIONS ARE HARD TO FIND. CALL US NOW TO RESERVE YOUR VIEWING APPOINTMENT.

- ENVIED CUL-DE-SAC ONLY A SHORT WALK FROM CHEAM STATION
- SEVEN BEDROOMS WITH THREE BATHROOMS (PLUS POTENTIAL FOURTH)
- GENEROUS AND FLEXIBLE GROUND FLOOR ACCOMMODATION
- WONDERFUL SOUTH-WESTERLY FACING REAR GARDEN OF OVER 100FT
- EPC RATING D
- COUNCIL TAX BAND G

