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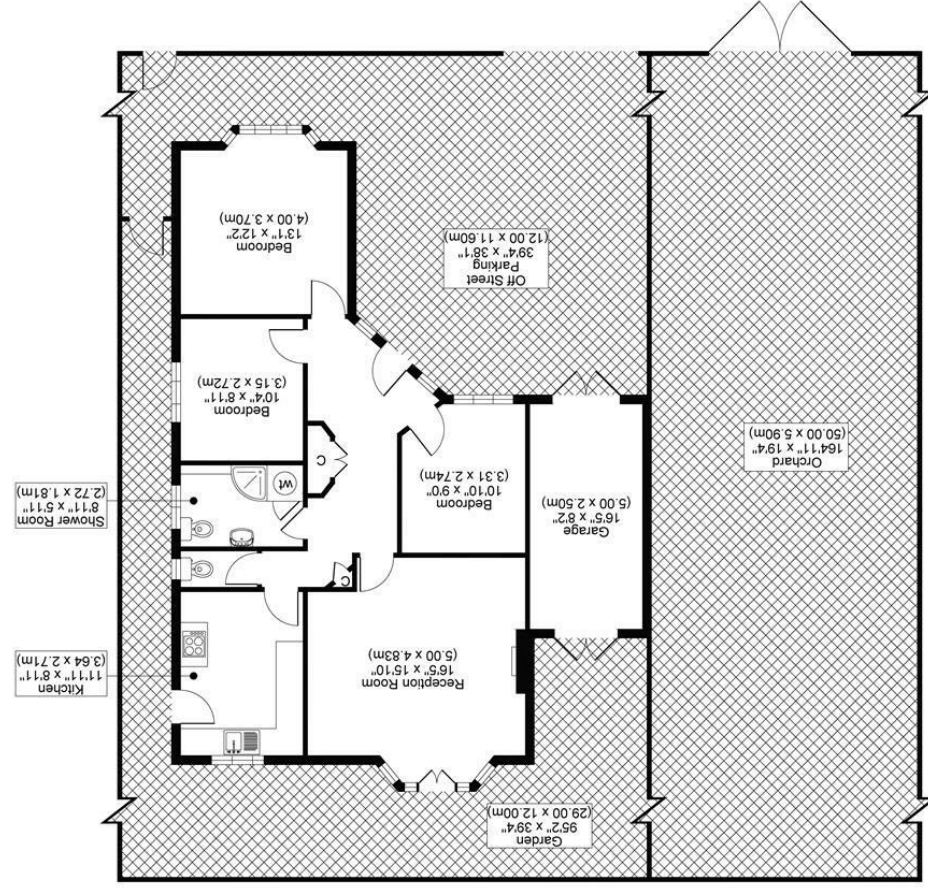
RICS

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.



ANNE BOLEYN'S WALK, SM3
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1043 SQ.FT (97 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 909 SQ.FT (84 SQ.M)



CHRISTIES



**** AMENITIES ON THE DOORSTEP! - VIEWING ADVISED ****

ENVIABLY LOCATED WITHIN A SHORT WALK OF CHEAM'S COMPREHENSIVE SELECTION OF EVERYDAY AMENITIES AND TRANSPORT LINKS, THIS CHARMING, DETACHED BUNGALOW OFFERS A FANTASTIC OPPORTUNITY FOR THOSE SEEKING A PEACEFUL YET CONVENIENT LIFESTYLE. WITH A WELL-PROPORTIONED RECEPTION ROOM, THREE COSY BEDROOMS, SHOWER ROOM AND ADDITIONAL WC, THIS PROPERTY IS PERFECT FOR A SMALL FAMILY OR THOSE LOOKING TO DOWNSIZE.

THE REAL GEM OF THIS PROPERTY LIES IN ITS BEAUTIFUL GARDENS, BOASTING A STUNNING ORCHARD THAT STRETCHES THE FULL LENGTH OF THE PLOT. IMAGINE THE POSSIBILITIES OF EXTENDING OR DEVELOPING THIS SPACE, SUBJECT TO PLANNING PERMISSION, TO CREATE YOUR OWN PERSONAL OASIS RIGHT IN THE HEART OF CHEAM VILLAGE.

PARKING WILL ALSO NEVER BE AN ISSUE, WITH OFF ROAD PARKING AND A GARAGE ENSURING BOTH SECURITY AND EASE FOR YOUR DAILY COMINGS AND GOINGS.

MOREOVER, THIS PROPERTY IS A RARE FIND, BEING SOLD WITH THE APPEALING BENEFIT OF NO ONWARD CHAIN, MAKING THE PURCHASING PROCESS SMOOTH AND HASSLE-FREE.

EMBRACE THE TRANQUILITY AND POTENTIAL THAT THIS DELIGHTFUL BUNGALOW HAS TO OFFER AND CALL US ON 0208 770 1625 TO ARRANGE YOUR VIEWING APPOINTMENT.

- DETACHED BUNGALOW WITH LARGE REAR GARDEN PLUS FURTHER ORCHARD TO SIDE
- ENVIABLY LOCATED ON ONE OF THE MOST HIGHLY REGARDED ROADS IN CHEAM VILLAGE
- OFFERED WITH NO ONWARD CHAIN SO IDEAL FOR THOSE LOOKING FOR A FASTER MOVE
- EPC RATING: E
- COUNCIL TAX BAND: E

