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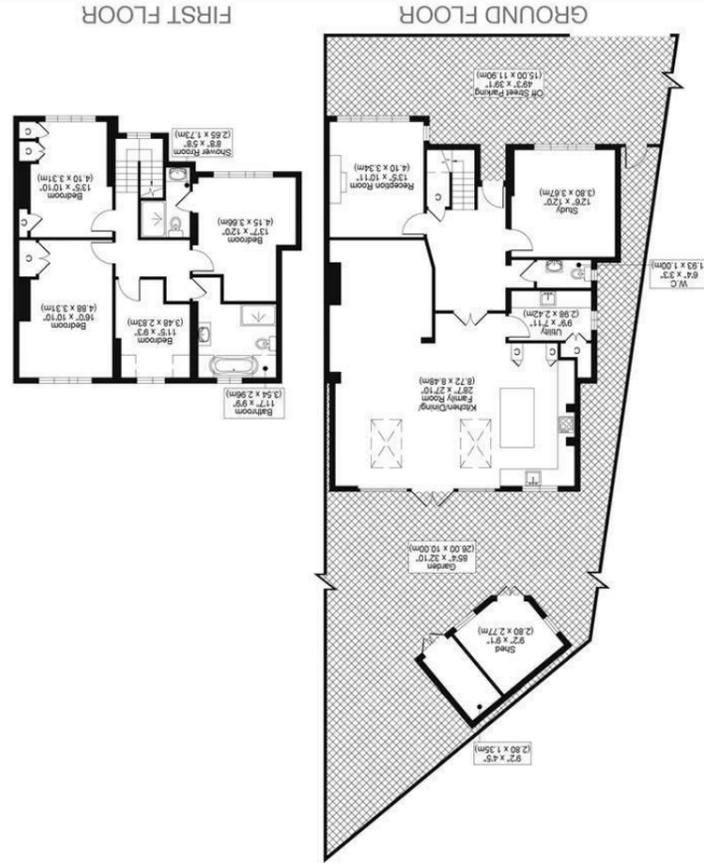
RICS

The Property Ombudsman

CHRISTIES

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 MEDIA
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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.



TOTAL APPROX FLOOR PLAN AREA INCLUDING SHED 2145 SQ.FT (199 SQ.M)
 NONSUCH WALK, SM2
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING SHED 2023 SQ.FT (188 SQ.M)



CHRISTIES



NONSUCH WALK, CHEAM SM2 7NG

GUIDE PRICE £1,100,000

GUIDE PRICE £1,100,000-£1,200,000

LOCATED IN THE CHARMING AREA OF SOUTH CHEAM, THIS STUNNING SEMI-DETACHED HOUSE OFFERS A PERFECT BLEND OF MODERN LIVING AND TRADITIONAL ELEGANCE. WITH FOUR AIRY BEDROOMS AND TWO WELL-APPOINTED BATHROOMS, THIS PROPERTY IS IDEAL FOR FAMILIES SEEKING COMFORT AND STYLE.

UPON ENTERING, YOU ARE GREETED BY THREE INVITING RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINING. THE HEART OF THE HOME IS UNDOUBTEDLY THE IMPRESSIVE OPEN-PLAN KITCHEN, WHICH IS COMPLEMENTED BY A CONVENIENT UTILITY ROOM. THIS CONTEMPORARY DESIGN ENSURES THAT YOU CAN ENJOY BOTH FUNCTIONALITY AND AESTHETICS WITHOUT THE NEED FOR ANY RENOVATIONS.

THE MASTER BEDROOM FEATURES AN EN-SUITE BATHROOM, COMPLETE WITH UNDERFLOOR HEATING, ADDING A TOUCH OF LUXURY TO YOUR DAILY ROUTINE. THE ADDITIONAL THREE-PIECE BATHROOM SERVES THE OTHER BEDROOMS, ENSURING THAT EVERYONE HAS THEIR OWN SPACE.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE EXCEPTIONAL GARDEN, WHICH IS PERFECT FOR HOSTING GATHERINGS OR ALLOWING CHILDREN TO PLAY FREELY. THE OUTDOOR SPACE IS A TRUE OASIS, PROVIDING A SERENE ENVIRONMENT FOR RELAXATION AND ENJOYMENT.

FURTHER ENHANCING ITS APPEAL, THE PROPERTY BOASTS AMPLE PARKING WITH A SPACIOUS DRIVEWAY, OFFERING CONVENIENCE FOR MULTIPLE VEHICLES—IDEAL

- BEAUTIFUL 4-BED SEMI-DETACHED PROPERTY IN SOUTH CHEAM
- EXTENDED TO PROVIDE SEAMLESS AMOUNT OF SPACE WITH ITS STUNNING OPEN PLAN KITCHEN/LOUNGE/DINER
- TURN-KEY READY THROUGHOUT
- CLOSE PROXIMITY TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT
- COUNCIL TAX BAND E
- EPC RATING C

