



GUIDE PRICE £1,200,000 - £1,250,000

IDEALLY LOCATED ON THE HIGHLY SOUGHT-AFTER NONSUCH ESTATE IN CHEAM, THIS SPLENDID FOUR-BEDROOM DETACHED FAMILY HOME OFFERS A PERFECT BLEND OF COMFORT AND STYLE. WITH TWO SPACIOUS RECEPTION ROOMS, THE PROPERTY PROVIDES AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINING, MAKING IT AN IDEAL CHOICE FOR A GROWING FAMILY.

THE ACCOMMODATION IS FLEXIBLE, ALLOWING FOR VARIOUS LIVING ARRANGEMENTS TO SUIT YOUR NEEDS. THE ADDITIONAL WALK-UP LOFT SPACE PRESENTS AN EXCITING OPPORTUNITY FOR FURTHER DEVELOPMENT, (S.T.P.P.) WHETHER AS A PLAYROOM, STUDY, OR GUEST ROOM.

STEP OUTSIDE TO DISCOVER A WONDERFUL REAR GARDEN, A DELIGHTFUL OASIS PERFECT FOR FAMILY GATHERINGS AND SUMMER PARTIES. THE OUTDOOR SPACE IS NOT ONLY EXPANSIVE BUT ALSO OFFERS A SERENE ENVIRONMENT FOR CHILDREN TO PLAY AND FOR ADULTS TO UNWIND.

CONVENIENTLY LOCATED, THIS HOME IS IN CLOSE PROXIMITY TO LOCAL SCHOOLS, ENSURING AN EASY COMMUTE FOR FAMILIES. ADDITIONALLY, THE NEARBY OPEN SPACES PROVIDE OPPORTUNITIES FOR OUTDOOR ACTIVITIES, WHILE EXCELLENT TRANSPORT LINKS MAKE COMMUTING TO NEARBY AREAS A BREEZE.

THIS PROPERTY IS A RARE FIND IN A DESIRABLE LOCATION, COMBINING SPACIOUS LIVING WITH A WELCOMING COMMUNITY ATMOSPHERE. IT IS AN EXCELLENT OPPORTUNITY FOR THOSE SEEKING A FAMILY HOME IN A VIBRANT AND WELL-CONNECTED AREA.

- A RARE OPPORTUNITY TO PURCHASE A STYLISH AND ATTRACTIVELY PRESENTED DETACHED FAMILY HOME IN A HIGHLY REGARDED LOCATION
- FLEXIBLE ACCOMMODATION OFFERING FOUR BEDROOMS PLUS A LARGE WALK-UP LOFT SPACE
- IDEAL SETTING CLOSE TO LOCAL SCHOOLS, OPEN SPACES AND TRANSPORT LINKS
- COUNCIL TAX BAND G
- EPC RATING D

