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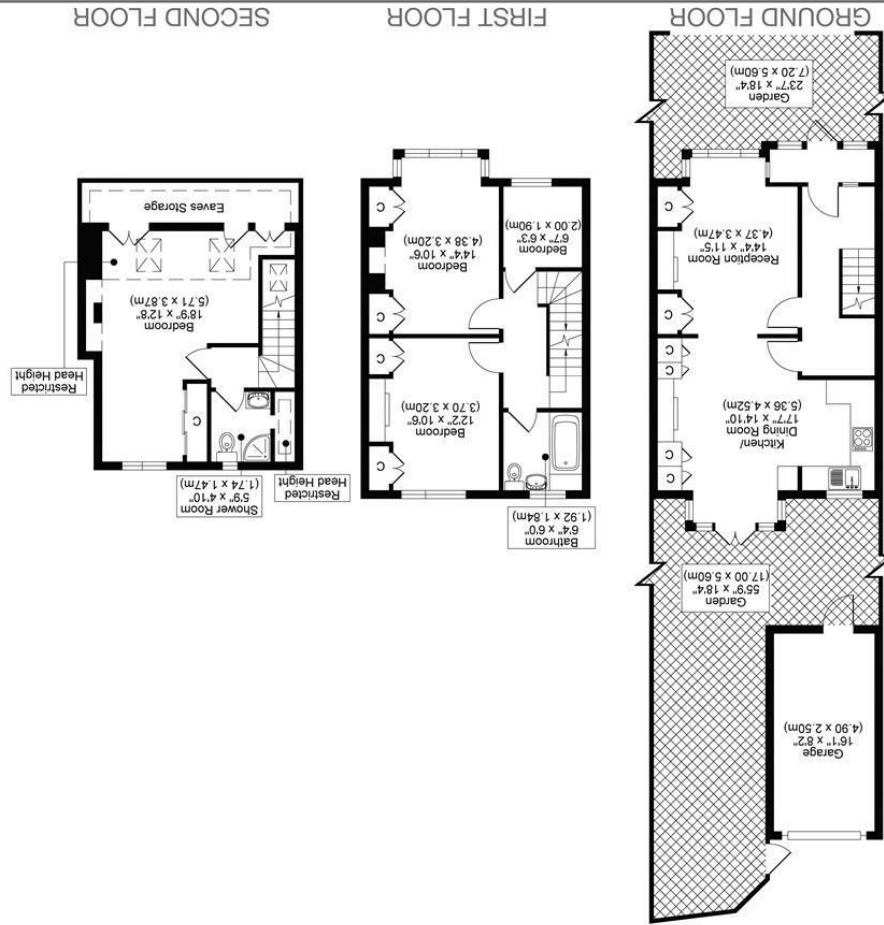
RICS

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.



ST DUNSTANS HILL, SM1  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & EAVES STORAGE & RESTRICTED HEAD HEIGHT 1444 SQ.FT (134 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & EAVES STORAGE & RESTRICTED HEAD HEIGHT 1174 SQ.FT (109 SQ.M)



CHRISTIES



## ST. DUNSTANS HILL, CHEAM SM1 2TX

LOCATED IN THE CHARMING AREA OF CHEAM, THIS DELIGHTFUL HOUSE PRESENTS AN EXCEPTIONAL OPPORTUNITY FOR FAMILIES SEEKING A SPACIOUS AND COMFORTABLE HOME. WITH FOUR WELL-PROPORTIONED BEDROOMS AND TWO MODERN BATHROOMS, THIS PROPERTY IS PERFECTLY SUITED FOR THE GROWING FAMILY, OFFERING AMPLE SPACE FOR BOTH RELAXATION AND DAILY ACTIVITIES.

UPON ENTERING, YOU ARE GREETED BY A LARGE THROUGH RECEPTION ROOM THAT PROVIDES A WARM AND INVITING ATMOSPHERE, IDEAL FOR ENTERTAINING GUESTS OR ENJOYING FAMILY TIME. THE GENEROUS LAYOUT ALLOWS FOR VERSATILE USE OF SPACE, ENSURING THAT EVERY MEMBER OF THE HOUSEHOLD CAN FIND THEIR OWN NOOK TO UNWIND.

THIS PROPERTY OFFERS SUPERB VALUE FOR MONEY IN THE CURRENT MARKET, MAKING IT AN ATTRACTIVE OPTION FOR THOSE LOOKING TO INVEST IN A FAMILY HOME WITHOUT COMPROMISING ON QUALITY OR SPACE. THE SURROUNDING AREA OF CHEAM IS KNOWN FOR ITS FRIENDLY COMMUNITY AND EXCELLENT LOCAL AMENITIES, INCLUDING SCHOOLS, PARKS, AND SHOPS, ALL WITHIN EASY REACH.

GIVEN THE APPEAL AND POTENTIAL OF THIS HOME, EARLY VIEWING IS HIGHLY ADVISED TO FULLY APPRECIATE WHAT IT HAS TO OFFER. DO NOT MISS THE CHANCE TO MAKE THIS WONDERFUL PROPERTY YOUR OWN AND ENJOY THE COMFORT AND CONVENIENCE IT PROVIDES.

## OFFERS IN EXCESS OF £575,000

- FOUR BEDROOM/TWO BATHROOM FAMILY HOME OFFERING EXCEPTION VALUE IN THE CURRENT MARKET
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- IDEAL LOCATION CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS
- SECURE PRIVATE PARKING
- COUNCIL TAX BAND D
- EPC RATING C

