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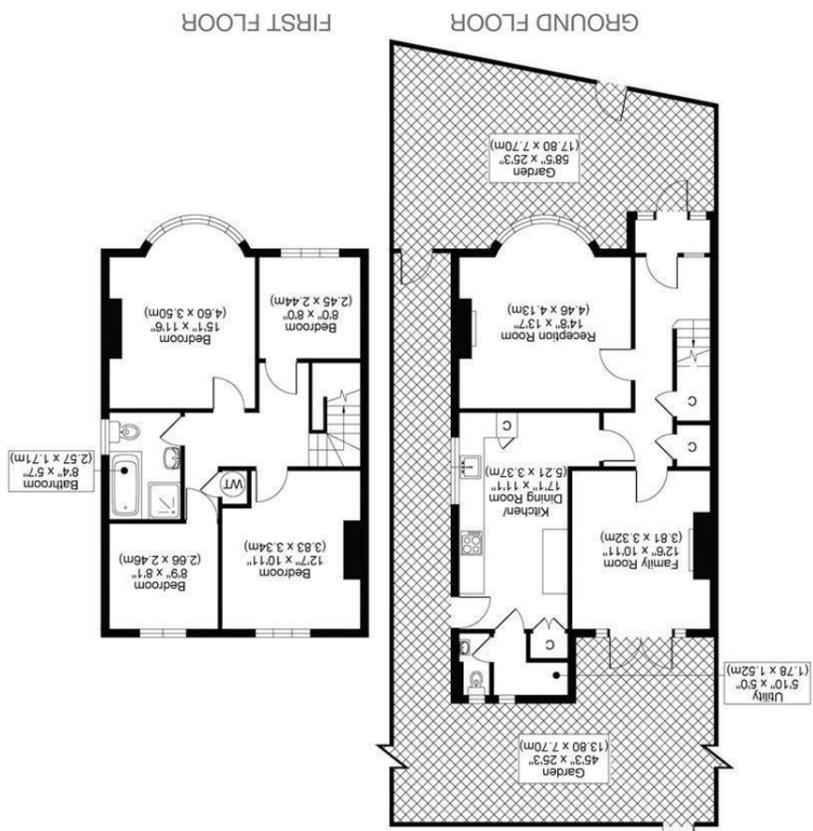
RICS

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 1255 SQ.FT (117 SQ.M)



CHRISTIES



ST DUNSTANS HILL, SURREY SM1 2LP

GUIDE PRICE £600,000

** GUIDE PRICE £600,000 - £650,000 **

SITUATED IN A SOUGHT-AFTER AREA, YOU WILL FIND THIS WELL-PRESENTED SEMI-DETACHED FAMILY HOME OFFERING THOUGHTFULLY ARRANGED ACCOMMODATION ACROSS TWO FLOORS.

THE GROUND FLOOR PROVIDES EXCELLENT LIVING AND ENTERTAINING SPACE, COMPRISING A SPACIOUS FRONT RECEPTION ROOM WITH ATTRACTIVE BAY WINDOW, A SEPARATE FAMILY ROOM, AND A WELL-PROPORTIONED KITCHEN/DINING ROOM THAT SERVES AS THE HEART OF THE HOME. ADDITIONAL PRACTICAL FEATURES INCLUDE A UTILITY AREA AND CONVENIENT GROUND FLOOR WC, ENHANCING DAY-TO-DAY FUNCTIONALITY.

TO THE FIRST FLOOR, THE PROPERTY OFFERS FOUR WELL-BALANCED BEDROOMS, MAKING IT IDEAL FOR FAMILIES OR THOSE REQUIRING FLEXIBLE HOME-WORKING SPACE. THE ACCOMMODATION IS SERVED BY A FAMILY BATHROOM, POSITIONED TO CONVENIENTLY SUPPORT ALL BEDROOMS.

EXTERNALLY, THE PROPERTY TRULY STANDS OUT. BOTH THE FRONT AND REAR GARDENS ARE NOTABLY LARGE, OFFERING A HIGH DEGREE OF PRIVACY AND VERSATILITY—IDEAL FOR OUTDOOR ENTERTAINING, FAMILY ACTIVITIES, OR GARDENING. REAR PARKING FURTHER ENHANCES PRACTICALITY WHILE MAINTAINING THE HOME'S SENSE OF SECLUSION. THIS PROPERTY BOASTS OF 2 PARKING SPACES AT THE REAR OF THE PROPERTY.

LOCATED WITHIN EASY REACH OF LOCAL AMENITIES, GREEN SPACES, AND TRANSPORT LINKS, THIS CHARMING HOME COMBINES SPACE, COMFORT, AND LOCATION, MAKING IT AN EXCELLENT OPPORTUNITY FOR BUYERS SEEKING A SUBSTANTIAL FAMILY RESIDENCE IN SURREY.

- WELL-PRESENTED SEMI-DETACHED FAMILY HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- PARKING AT THE REAR
- FRONT & REAR GARDEN'S
- COUNCIL TAX BAND E
- EPC RATING D

