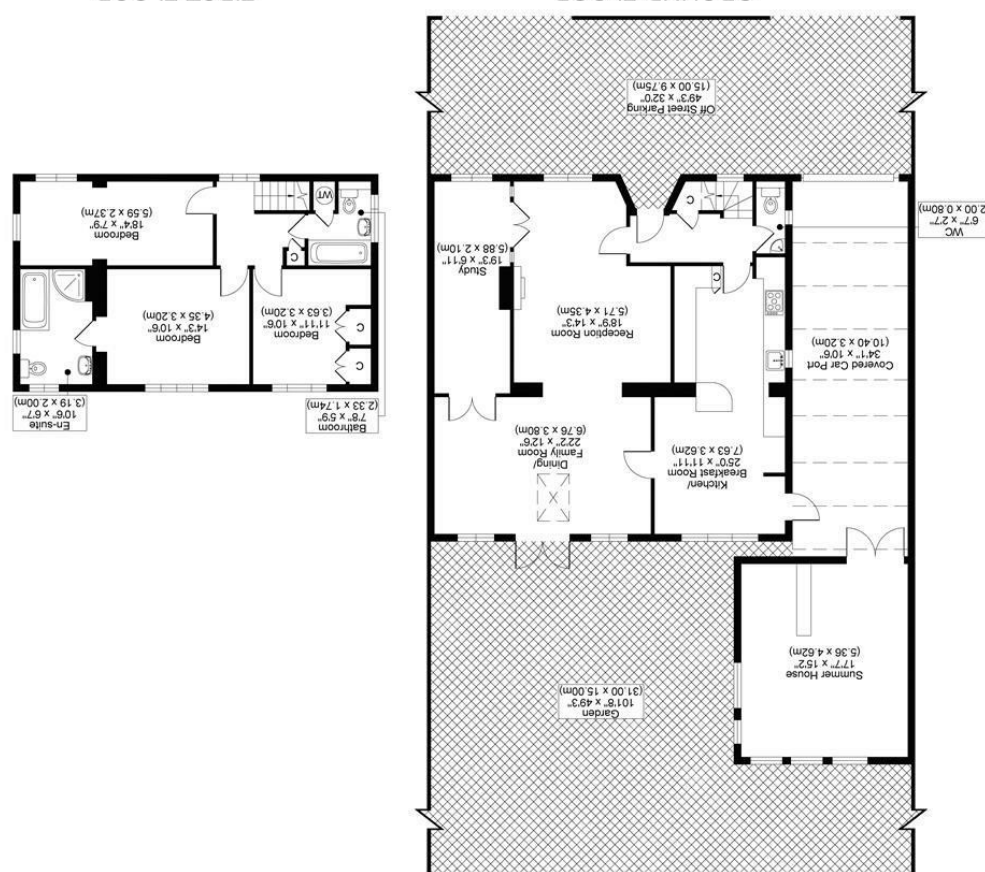


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

FIRST FLOOR

GROUND FLOOR



NORTHEY AVENUE, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING COVERED CAR PORT/OUTBUILDING 2222 SQ.FT (206 SQ.M)	TOTAL APPROX FLOOR PLAN AREA EXCLUDING COVERED CAR PORT/OUTBUILDING 1597 SQ.FT (148 SQ.M)
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NORTHEY AVENUE, SOUTH CHEAM SM2 7HR

GUIDE PRICE £1,100,000

****CHAIN FREE**** GUIDE PRICE £1,100,000 - £1,200,000**
WELCOME TO NORTHEY AVENUE – A SPACIOUS AND VERSATILE FAMILY HOME ENJOYING A PEACEFUL POSITION BACKING DIRECTLY ONTO A BEAUTIFUL NATURE RESERVE.

THIS ATTRACTIVE PROPERTY OFFERS WELL-BALANCED ACCOMMODATION AND AN EXCELLENT OPPORTUNITY TO CREATE A SUPERB LONG-TERM HOME IN A HIGHLY DESIRABLE SETTING. THE GROUND FLOOR FEATURES A GENEROUS LIVING ROOM WHICH FLOWS SEAMLESSLY INTO THE DINING AND FAMILY AREA, CREATING A STUNNING OPEN AND SOCIABLE SPACE IDEAL FOR BOTH EVERYDAY LIVING AND ENTERTAINING. THIS BEAUTIFUL ARRANGEMENT IS ENHANCED BY AIR CONDITIONING, ENSURING YEAR-ROUND COMFORT, AND ENJOYS VIEWS AND ACCESS TO THE REAR GARDEN AND THE NATURE RESERVE BEYOND. THE SEPARATE KITCHEN AND BREAKFAST ROOM IS THOUGHTFULLY ARRANGED WITH AMPLE STORAGE AND WORKSPACE, WHILE A USEFUL STUDY, GROUND FLOOR WC, AND ADDITIONAL STORAGE FURTHER ENHANCE THE PRACTICALITY OF THE HOME.

UPSTAIRS, THERE ARE THREE WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH ITS OWN EN-SUITE SHOWER ROOM. THE REMAINING BEDROOMS PROVIDE FLEXIBLE ACCOMMODATION FOR FAMILY MEMBERS, GUESTS, OR HOME WORKING, AND ARE SERVED BY A WELL-APPOINTED FAMILY BATHROOM.

EXTERNALLY, THE PROPERTY BENEFITS FROM A SUBSTANTIAL REAR GARDEN BACKING DIRECTLY ONTO A NATURE RESERVE, OFFERING A WONDERFUL SENSE OF PRIVACY AND UNINTERRUPTED GREEN OUTLOOKS. THE GARDEN PROVIDES EXCELLENT POTENTIAL FOR OUTDOOR ENTERTAINING AND FAMILY ENJOYMENT, WHILE A SUMMER HOUSE ADDS VALUABLE ADDITIONAL SPACE, IDEAL FOR A HOME OFFICE, STUDIO, OR RETREAT. TO THE FRONT, THERE IS GENEROUS OFF-STREET PARKING AND A COVERED CAR PORT.

NORTHEY AVENUE REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A WELL-LOCATED FAMILY HOME WITH EXCEPTIONAL OUTDOOR SURROUNDINGS, EXCELLENT LIVING SPACE, AND SCOPE TO PERSONALISE, ALL WITHIN A PEACEFUL AND HIGHLY REGARDED RESIDENTIAL LOCATION.

- STUNNING OPEN-PLAN LIVING ROOM FLOWING INTO THE DINING AND FAMILY AREA WITH AIR CONDITIONING
- GENEROUS OFF-STREET PARKING AND COVERED CAR PORT
- SPACIOUS FAMILY HOME BACKING DIRECTLY ONTO A BEAUTIFUL NATURE RESERVE
- CHAIN FREE
- COUNCIL TAX BAND F
- EPC BAND D

