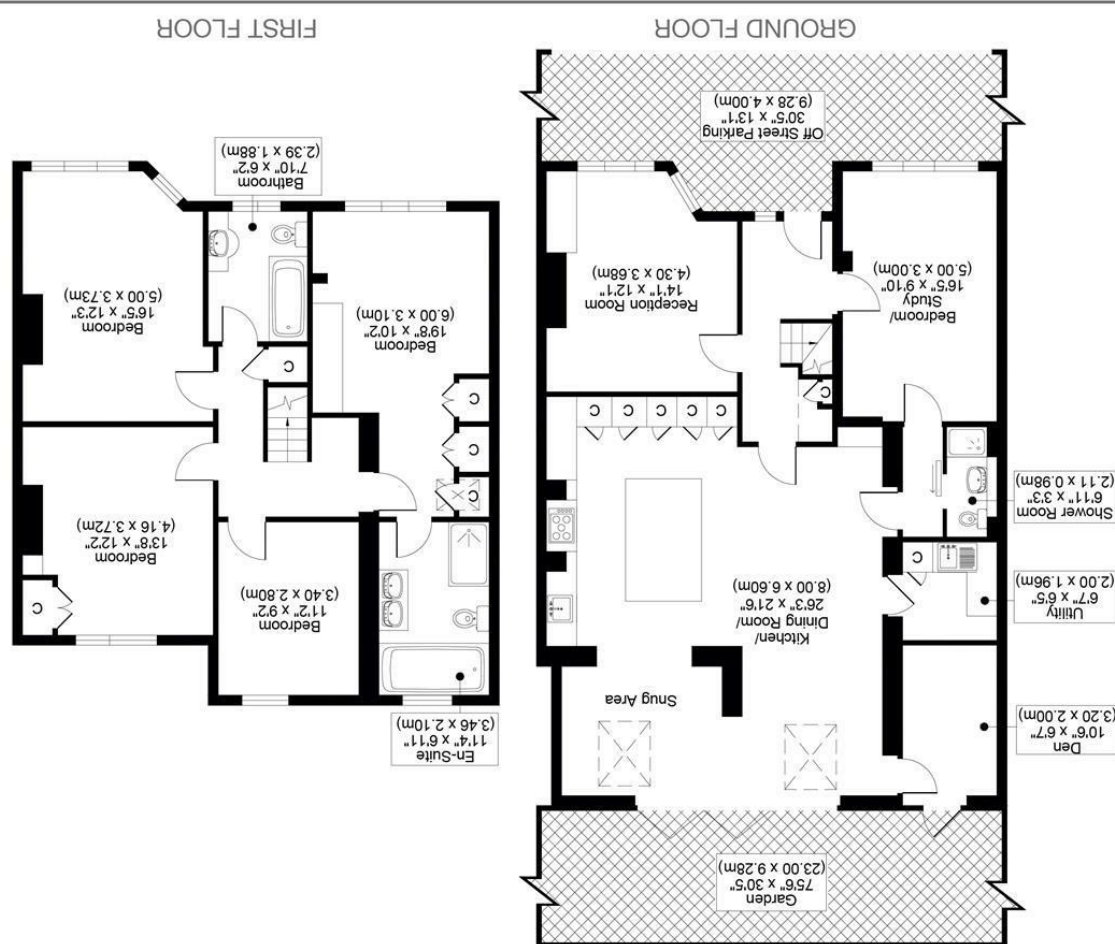




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



DEVON ROAD, SM2  
 TOTAL APPROX FLOOR PLAN AREA 2120 SQ.FT (197 SQ.M)



# DEVON ROAD, SOUTH CHEAM SM2 7PD

GUIDE PRICE £1,100,000

\*\*GUIDE PRICE £1,100,000-£1,200,000\*\*

WELCOME TO DEVON ROAD — A BEAUTIFULLY ARRANGED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION AND A STUNNING OPEN-PLAN LIVING AREA, IDEALLY POSITIONED IN A DESIRABLE LOCATION. THIS ATTRACTIVE PROPERTY PROVIDES WELL-BALANCED AND VERSATILE ACCOMMODATION, PERFECTLY SUITED TO MODERN FAMILY LIVING. THE GROUND FLOOR FEATURES A WELCOMING RECEPTION ROOM TO THE FRONT, WHILE THE REAR OF THE HOME HAS BEEN THOUGHTFULLY DESIGNED TO CREATE AN IMPRESSIVE OPEN-PLAN KITCHEN AND DINING SPACE WITH A COMFORTABLE SNUG AREA. THIS BRIGHT AND SOCIABLE SPACE FORMS THE TRUE HEART OF THE HOME, IDEAL FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING, WITH DIRECT ACCESS TO THE GARDEN. A SEPARATE DEN POSITIONED JUST OFF THE OPEN-PLAN AREA PROVIDES ADDITIONAL VERSATILE SPACE, IDEAL AS A PLAYROOM, HOME OFFICE, OR ADDITIONAL SNUG. THE KITCHEN IS COMPLEMENTED BY A SEPARATE UTILITY ROOM AND SHOWER ROOM FOR ADDED PRACTICALITY. A PARTICULARLY APPEALING FEATURE IS THE ADDITIONAL BEDROOM OR STUDY ON THE GROUND FLOOR, OFFERING EXCELLENT FLEXIBILITY AND POTENTIAL FOR ANNEXE-STYLE ACCOMMODATION, MAKING IT IDEAL FOR MULTI-GENERATIONAL LIVING, GUESTS, OR INDEPENDENT FAMILY USE. UPSTAIRS, THE PROPERTY OFFERS FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH EN-SUITE FACILITIES, ALONGSIDE A FAMILY BATHROOM SERVING THE REMAINING BEDROOMS. EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE REAR GARDEN PROVIDING EXCELLENT OUTDOOR SPACE FOR RELAXING AND ENTERTAINING, WHILE THE FRONT OF THE PROPERTY PROVIDES OFF-STREET PARKING.

- SPACIOUS AND WELL-ARRANGED FAMILY HOME IN A DESIRABLE RESIDENTIAL LOCATION
- STUNNING OPEN-PLAN KITCHEN, DINING AND SNUG AREA FORMING THE HEART OF THE HOME
- GROUND FLOOR BEDROOM/STUDY WITH EXCELLENT ANNEXE POTENTIAL
- FOUR WELL-PROPORTIONED BEDROOMS INCLUDING A PRINCIPAL BEDROOM WITH EN-SUITE
- PRIVATE REAR GARDEN AND OFF-STREET PARKING
- EPC RATING C
- COUNCIL TAX BAND: F

