



www.centro-pic.uk | Telephone 020 8401 5000
www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR
OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

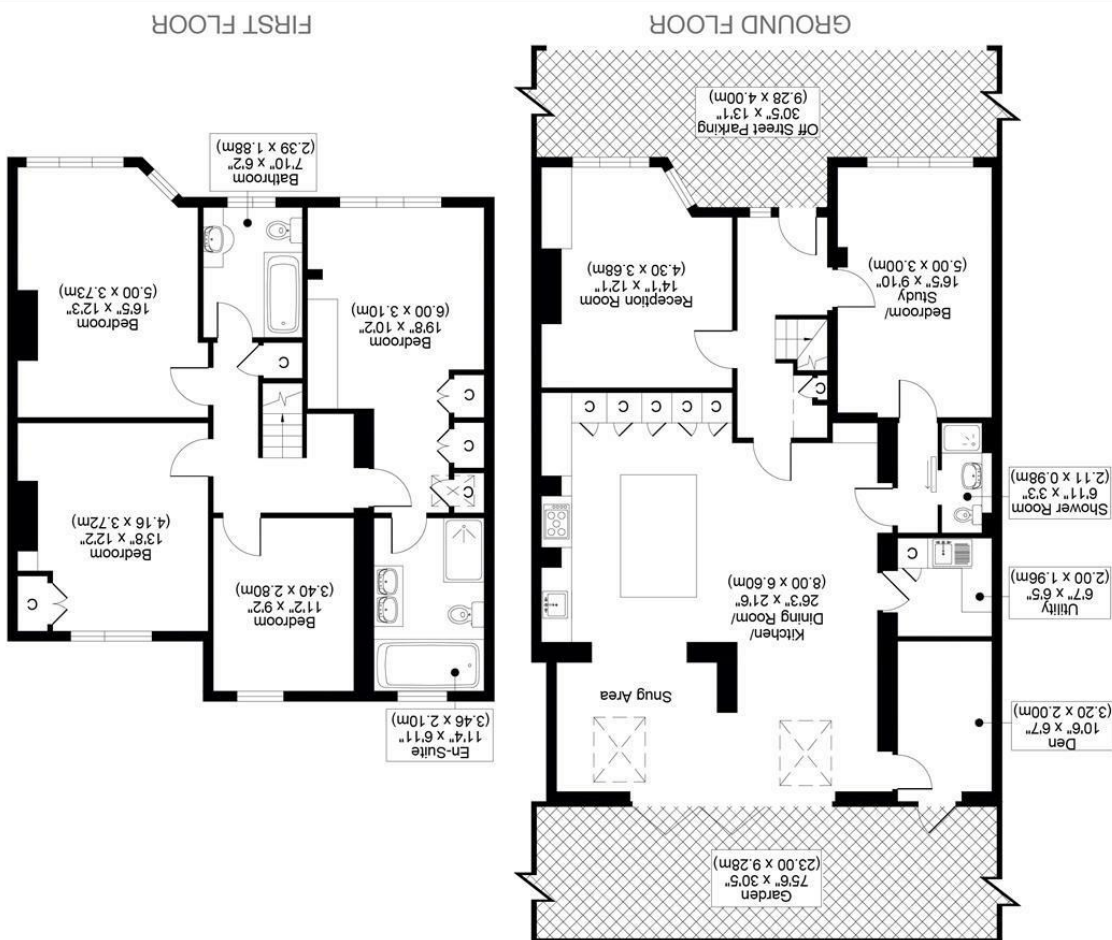
RICS

The Property Ombudsman

CHRISTIES

optica
MEDIA
optimedia.co.uk

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)



CHRISTIES



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

