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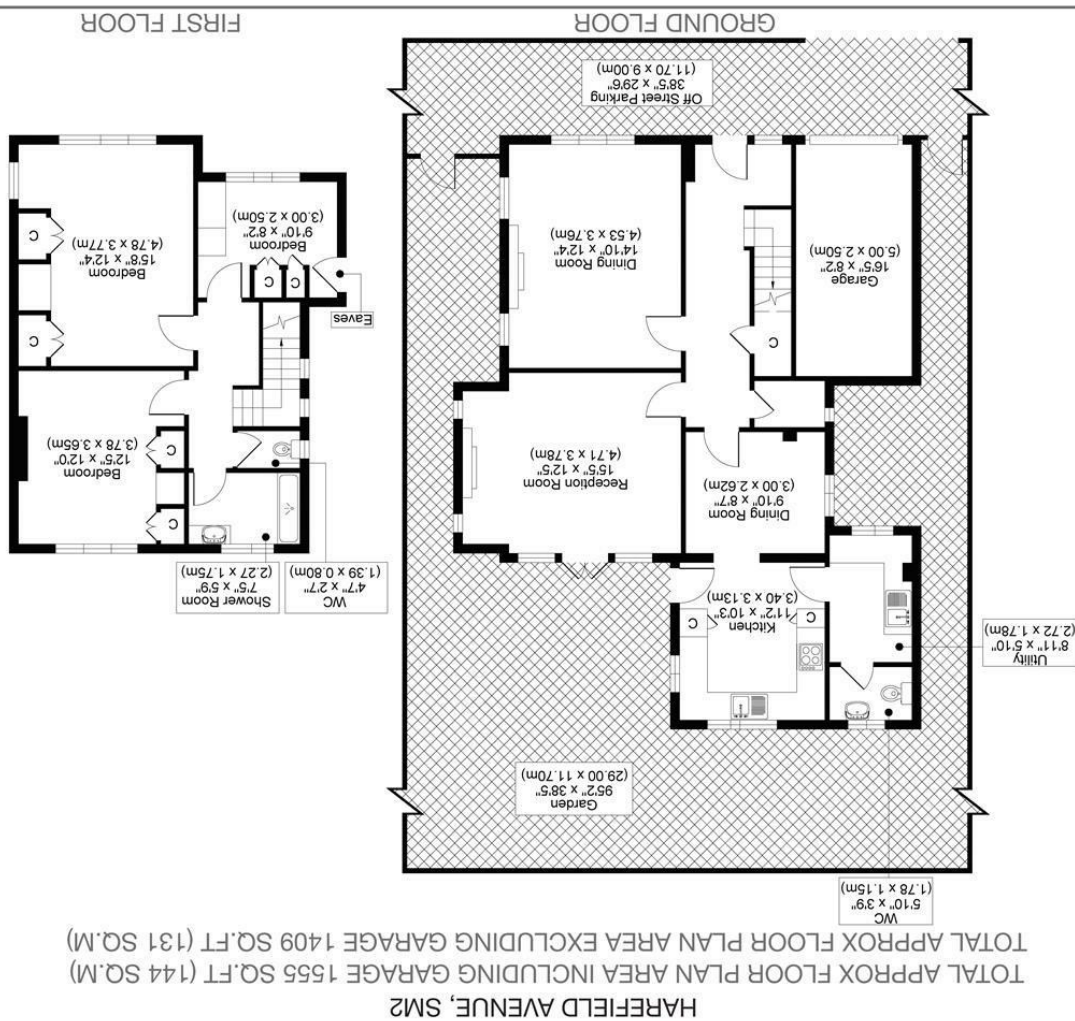
RICS

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.



CHRISTIES



HAREFIELD AVENUE, SOUTH CHEAM SM2 7NE

OFFERS IN EXCESS OF £875,000

****CHAIN FREE****
WELCOME TO HAREFIELD AVENUE — A SPACIOUS AND WELL-MAINTAINED FAMILY HOME SET WITHIN A DESIRABLE LOCATION. THIS ATTRACTIVE PROPERTY OFFERS WELL-BALANCED ACCOMMODATION THROUGHOUT AND IS PRESENTED IN CLEAN AND WELL CARED FOR CONDITION, WHILE OFFERING AN EXCELLENT OPPORTUNITY FOR A PURCHASER TO UPDATE AND PERSONALISE TO THEIR OWN TASTE. THE GROUND FLOOR FEATURES A GENEROUS RECEPTION ROOM OVERLOOKING THE REAR GARDEN, ALONGSIDE A KITCHEN AND DINING AREA POSITIONED TO THE REAR OF THE PROPERTY, CREATING A PRACTICAL AND SOCIABLE SPACE FOR EVERYDAY FAMILY LIVING. THE KITCHEN IS COMPLEMENTED BY A SEPARATE UTILITY ROOM AND WC, WHILE A FURTHER RECEPTION ROOM TO THE FRONT PROVIDES ADDITIONAL FLEXIBILITY FOR LIVING OR ENTERTAINING. UPSTAIRS, THE PROPERTY OFFERS THREE WELL-PROPORTIONED BEDROOMS, INCLUDING TWO SPACIOUS DOUBLE BEDROOMS AND A FURTHER BEDROOM SUITABLE FOR FAMILY USE, GUESTS, OR HOME WORKING. A FAMILY SHOWER ROOM AND SEPARATE WC PROVIDE EXCELLENT PRACTICALITY FOR A BUSY HOUSEHOLD. EXTERNALLY, THE PROPERTY BENEFITS FROM A LARGE PRIVATE REAR GARDEN OFFERING EXCELLENT OUTDOOR SPACE, WHILE THE FRONT OF THE PROPERTY PROVIDES OFF-STREET PARKING AND ACCESS TO THE GARAGE. OFFERING GENEROUS ACCOMMODATION AND EXCELLENT SCOPE FOR FUTURE ENHANCEMENT, HAREFIELD AVENUE REPRESENTS A WONDERFUL OPPORTUNITY TO CREATE A SUPERB LONG-TERM FAMILY HOME IN A HIGHLY REGARDED LOCATION.

- OFF-STREET PARKING AND INTEGRAL GARAGE
- SPACIOUS THREE BEDROOM FAMILY HOME IN A SOUGHT-AFTER RESIDENTIAL LOCATION
- LARGE PRIVATE REAR GARDEN
- COUNCIL TAX BAND F
- EPC RATING D

