



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

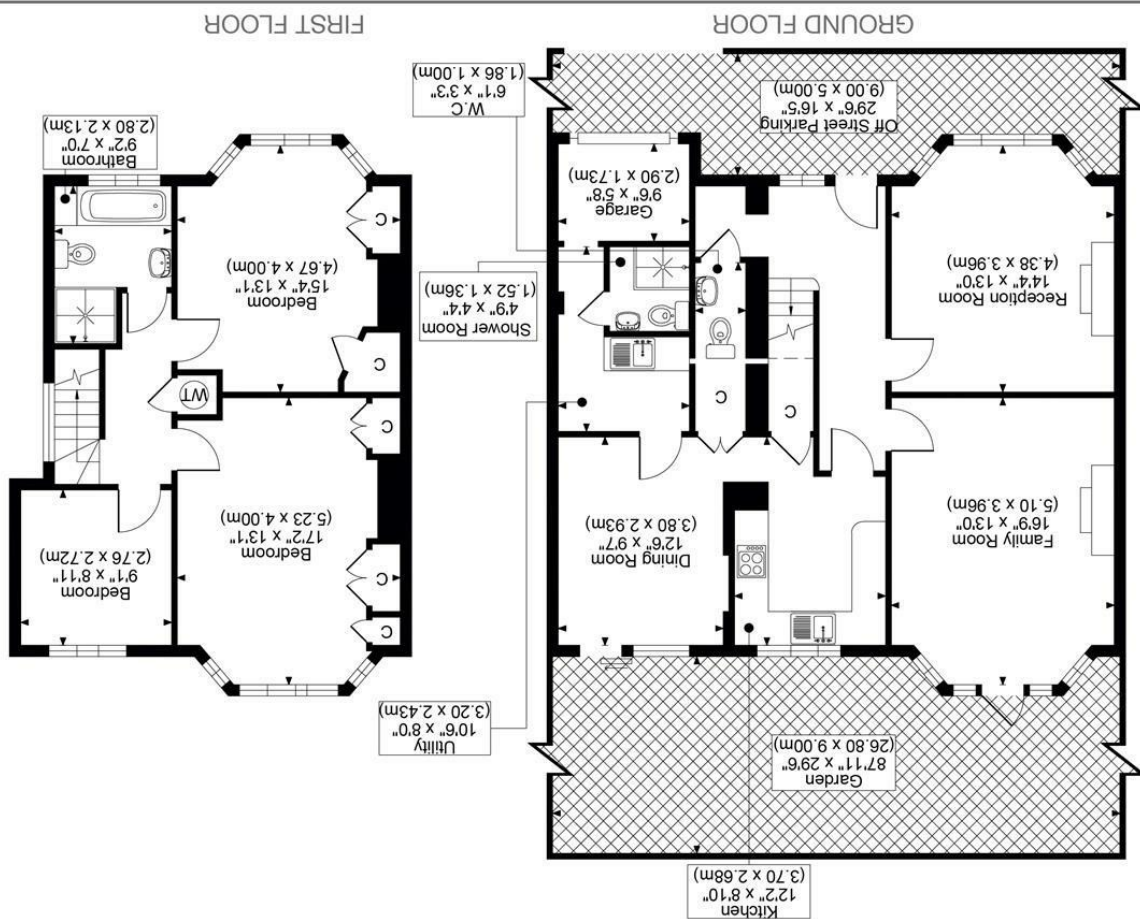
RICS

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.



QUEENS ACRE, SM3
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1515 SQ.FT (141 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1472 SQ.FT (137 SQ.M)



CHRISTIES



QUEENS ACRE, CHEAM VILLAGE SM3 8DH

GUIDE PRICE £900,000

SITUATED IN THE HEART OF HIGHLY SOUGHT-AFTER CHEAM VILLAGE, THIS BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME OFFERS SPACIOUS ACCOMMODATION, MODERN INTERIORS AND A SUPERB BALANCE OF LIVING AND ENTERTAINING SPACE.

THE GROUND FLOOR FEATURES TWO GENEROUS RECEPTION ROOMS, INCLUDING AN ELEGANT FRONT RECEPTION ROOM AND A SPACIOUS FAMILY ROOM OVERLOOKING THE REAR GARDEN. A SEPARATE DINING ROOM SITS ALONGSIDE THE KITCHEN, CREATING AN EXCELLENT LAYOUT FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING. A GROUND FLOOR CLOAKROOM AND INTEGRAL GARAGE FURTHER ENHANCE THE PRACTICALITY OF THE HOME.

UPSTAIRS, THE PROPERTY OFFERS THREE WELL-PROPORTIONED BEDROOMS, INCLUDING TWO PARTICULARLY SPACIOUS DOUBLE BEDROOMS, ALL SERVED BY A MODERN FAMILY BATHROOM AND SEPARATE WC.

EXTERNALLY, THE PROPERTY ENJOYS A SUBSTANTIAL REAR GARDEN PROVIDING EXCELLENT OUTDOOR SPACE FOR FAMILIES AND ENTERTAINING ALIKE. TO THE FRONT, A DRIVEWAY PROVIDES OFF-STREET PARKING AND ACCESS TO THE GARAGE.

COMBINING A PRIME CHEAM VILLAGE LOCATION, MODERN PRESENTATION THROUGHOUT AND GENEROUS FAMILY ACCOMMODATION, QUEENS ACRE REPRESENTS AN OUTSTANDING OPPORTUNITY TO ACQUIRE A TURNKEY HOME IN ONE OF THE AREA'S MOST DESIRABLE SETTINGS.

- PRIME CHEAM VILLAGE LOCATION
- BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE REAR GARDEN IDEAL FOR FAMILIES AND ENTERTAINING
- DRIVEWAY PARKING AND INTEGRAL GARAGE
- COUNCIL TAX BAND F
- EPC RATING D

