



CHRISTIES



THE AVENUE, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & RESTRICTED HEAD HEIGHT 4618 SQ.FT (429 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING & RESTRICTED HEAD HEIGHT 4176 SQ.FT (388 SQ.M)



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



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

The Avenue, South Cheam SM2 7QB

GUIDE PRICE £2,250,000

GUIDE PRICE £2,250,000 - £2,500,000

SITUATED BEHIND PRIVATE GATES ON ONE OF THE AREA'S MOST SOUGHT-AFTER ROADS, THIS EXCEPTIONAL SIX-BEDROOM FAMILY HOME OFFERS LUXURIOUS ACCOMMODATION, EXTENSIVE PRIVATE GROUNDS AND OUTSTANDING LEISURE FACILITIES.

THE GROUND FLOOR PROVIDES A SUPERB BALANCE OF FORMAL AND INFORMAL LIVING, WITH A LARGE RECEPTION ROOM, SEPARATE FAMILY ROOM, DINING ROOM AND IMPRESSIVE KITCHEN/BREAKFAST ROOM CREATING AN EXCEPTIONAL ENVIRONMENT FOR BOTH FAMILY LIFE AND ENTERTAINING. THE KITCHEN/BREAKFAST ROOM AND FAMILY ROOM BOTH FEATURE BIFOLDING DOORS OPENING DIRECTLY ONTO THE GARDEN, CREATING A SEAMLESS CONNECTION BETWEEN THE PRINCIPAL LIVING SPACES AND THE OUTDOORS. A SEPARATE UTILITY ROOM AND STUDY ADD FURTHER PRACTICALITY.

THE UPPER FLOORS PROVIDE SIX BEDROOMS IN TOTAL. THE FIRST-FLOOR FEATURES FOUR BEDROOMS, INCLUDING A LUXURIOUS PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE, ALONGSIDE A FURTHER EN-SUITE BEDROOM AND FAMILY BATHROOM. THE SECOND FLOOR PROVIDES TWO FURTHER SUBSTANTIAL BEDROOMS SERVED BY A SHOWER ROOM.

OUTSIDE, THE BEAUTIFULLY LANDSCAPED GARDENS AND GROUNDS CREATE A PRIVATE AND PEACEFUL SETTING, CENTRED AROUND A LARGE SWIMMING POOL AND GENEROUS AREAS FOR ENTERTAINING AND RELAXATION. A SEPARATE SUMMER HOUSE PROVIDES FURTHER VERSATILE SPACE, IDEAL AS A GAMES ROOM, HOME OFFICE OR GYM.

THE PROPERTY ALSO BENEFITS FROM A LARGE GARAGE AND EXTENSIVE OFF-STREET PARKING, WITH THE GATED FRONTAGE ADDING FURTHER PRIVACY AND SECURITY.

- EXCEPTIONAL SIX-BEDROOM FAMILY HOME
- LUXURIOUS ACCOMMODATION THROUGHOUT
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE
- LARGE SWIMMING POOL AND LANDSCAPED GARDENS
- GARAGE AND EXTENSIVE OFF-STREET PARKING
- PRIVATE GATED FRONTAGE
- COUNCIL TAX BAND: G
- EPC RATING E

