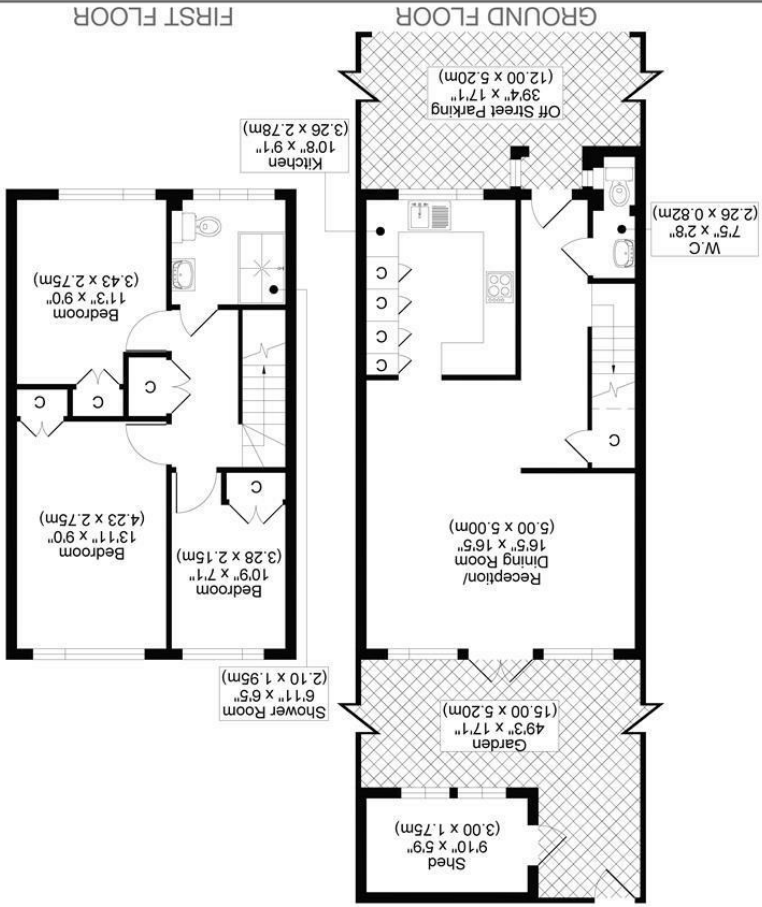




CHRISTIES



HOLMWOD CLOSE, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 963 SQ.FT (89 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 907 SQ.FT (84 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.

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RICS

The Property Ombudsman

HOLMWOOD CLOSE, CHEAM SM2 7JL

OFFERS IN EXCESS OF £600,000

LOCATED IN THE DESIRABLE NONSUCH ESTATE ON HOLMWOOD CLOSE, CHEAM, THIS CHARMING, TERRACED HOUSE PRESENTS AN EXCELLENT OPPORTUNITY FOR FAMILIES SEEKING A COMFORTABLE AND MODERN HOME. BOASTING THREE WELL-PROPORTIONED BEDROOMS AND A STYLISH LUXURY SHOWER ROOM, THIS PROPERTY IS DESIGNED FOR BOTH RELAXATION AND ENTERTAINING.

UPON ENTERING, YOU ARE GREETED BY AN INVITING OPEN PLAN LIVING SPACE THAT SEAMLESSLY COMBINES A CONTEMPORARY HIGH GLOSS KITCHEN WITH A SPACIOUS LOUNGE/DINER. THE LOUNGE AREA IS ENHANCED BY FRENCH DOORS THAT LEAD OUT TO A DELIGHTFUL GARDEN, OFFERING BREATHTAKING VIEWS OVER THE SUTTON CRICKET GROUNDS—PERFECT FOR ENJOYING SUNNY AFTERNOONS OR HOSTING GATHERINGS.

THE PROPERTY ALSO FEATURES OFF-ROAD PARKING FOR TWO VEHICLES, ENSURING CONVENIENCE FOR YOU AND YOUR GUESTS. ADDITIONALLY, AN EN BLOC GARAGE IS AVAILABLE JUST OPPOSITE, PROVIDING EXTRA STORAGE OR PARKING OPTIONS.

SITUATED WITHIN CLOSE PROXIMITY TO CHEAM'S ARRAY OF AMENITIES, INCLUDING SHOPS, SCHOOLS, RESTAURANTS, AND EXCELLENT TRANSPORT LINKS, THIS HOME IS IDEALLY POSITIONED FOR BOTH CONVENIENCE AND LIFESTYLE.

THIS SUPERB FAMILY HOME IS NOT TO BE MISSED. CONTACT OUR EXPERIENCED SALES TEAM TODAY TO ARRANGE YOUR VIEWING AND DISCOVER ALL THAT THIS PROPERTY HAS TO OFFER.

- 3 BEDROOM FAMILY HOME
- OPEN PLAN LIVING INCLUDING MODERN HIGH GLOSS KITCHEN
- IDEALLY LOCATED FOR CHEAM VILLAGE
- COUNCIL TAX BAND E
- EPC RATING C

