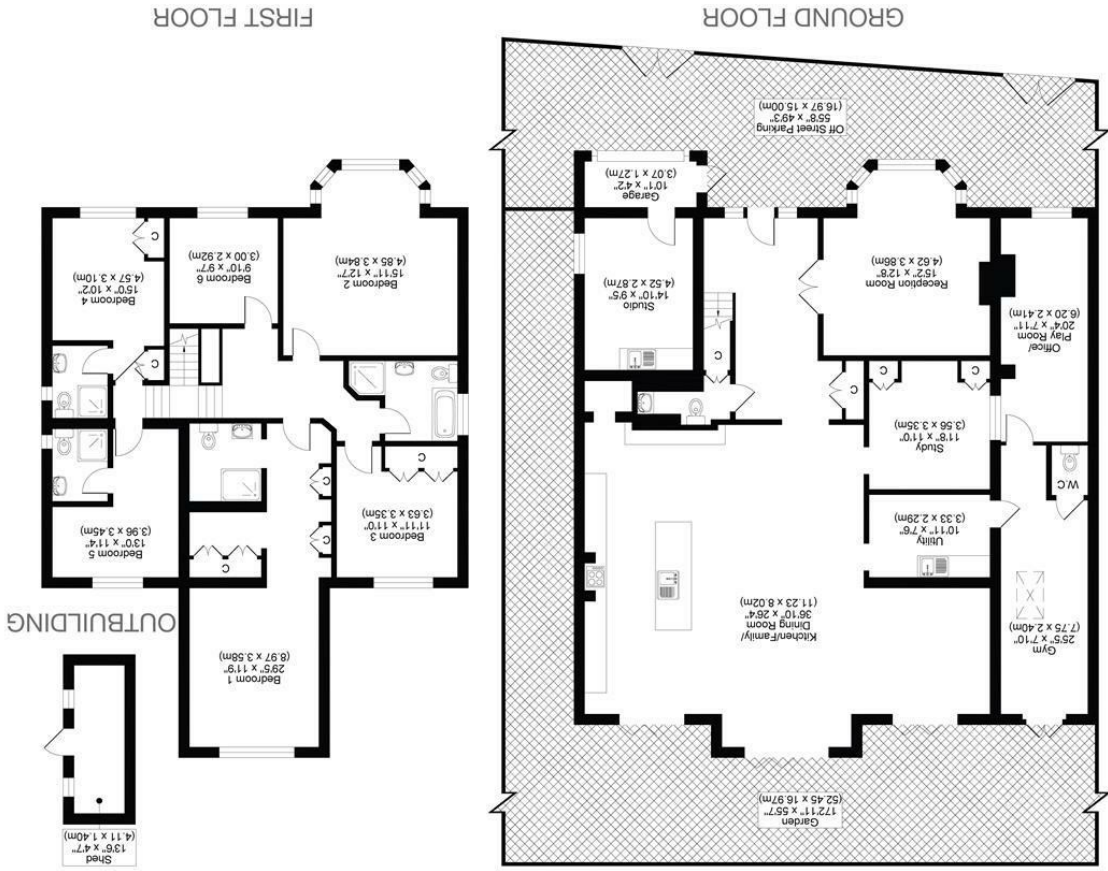




SANDY LANE, SM2  
TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDINGS & GARAGE 3603 SQ.FT (335 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDINGS & GARAGE 2996 SQ.FT (278 SQ.M)



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.





SANDY LANE, CHEAM SM2 7EP

OFFERS IN EXCESS OF £1,800,000

A FANTASTIC OPPORTUNITY TO PURCHASE THIS TRULY STUNNING 6-BEDROOM DETACHED FAMILY HOME LOCATED ON ONE OF SOUTH CHEAM'S MOST FAMOUS RESIDENTIAL ROADS.

THE PROPERTY HAS BEEN ELEGANTLY MODERNISED THROUGHOUT AND FEATURES ONE OF THE MOST SPECTACULAR OPEN PLAN KITCHEN/LOUNGE/DINERS OF ANY PROPERTIES CURRENTLY ON THE MARKET. THE PROPERTY ALSO BENEFITS FROM A GORGEOUS FRONT RECEPTION ROOM, KIDS' PLAYROOM, UTILITY ROOM AND GROUND FLOOR CLOAKROOM OF THE IMPRESSIVE ENTRANCE HALL. WORKS ARE ALSO UNDERGOING ON THE SIDE EXTENTION WHICH OFFERS AN ADDITION GYM AND OFFICE.

UPSTAIRS YOU WILL FIND THE SPECTACULAR MASTER BEDROOM WITH LUXURY ENSUITE AND WALK IN DRESSING AREA. THERE A FURTHER FIVE DOUBLE BEDROOMS TWO OF WHICH INCLUDE ENSUITE SHOWER ROOMS PLUS THE FAMILY 4-PIECE BATHROOM SUITE WHICH IS LOCATED OFF THE HALLWAY.

THE REAR GARDEN IS TIERED WITH PATIO AND LAWN AREAS AS WELL AS A FANTASTIC BAR AREA FOR SUMMER NIGHTS ENTERTAINING FAMILY AND FRIENDS.

PARKING IS CATERED FOR WITH THE SPACIOUS FRONT CARRIAGE DRIVEWAY WITH ELECTRONIC GATES FOR ADDED SECURITY.

CALL CHRISTIES TODAY TO ARRANGE YOUR VIEWING.

- 6 BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN PLAN KITCHEN/LOUNGE/DINER
- CLOSE TO LOCAL AMENITIES
- MODERNISED THROUGHOUT
- EPC RATING-E
- COUNCIL TAX BAND G

