



Shirley Avenue, SM2
Approximate Area = 3364 sq ft / 312.5 sq m
Garage = 256 sq ft / 23.7 sq m
Total = 3620 sq ft / 336.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Centro Residential Sales and Lettings Limited. REF: 1261424



CHRISTIES
www.centro-plc.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

*** GUIDE PRICE £2,250,000 - £2,500,000 ***
AN EXCEEDINGLY RARE OPPORTUNITY TO PURCHASE A STUNNING RESIDENCE ON ONE OF SOUTH CHEAM'S MOST SOUGHT-AFTER TREE LINED AVENUES. THIS STRIKING SIX-BEDROOM FIVE-BATHROOM FAMILY HOME PROVIDES ALL THE MODERN CONVENIENCES THAT BUYERS ARE LOOKING FOR IN THE CURRENT MARKET, INCLUDING AN IMPRESSIVE MASTER BEDROOM SUITE AND THE OPEN PLAN GARDEN-FACING FAMILY KITCHEN/DINING ROOM THAT IS SO "ON TREND" AT THIS TIME. OTHER BENEFITS INCLUDE AN IMPRESSIVE ENTRANCE HALL, TWO SEPARATE RECEPTION ROOMS, A GARAGE WITH SEPARATE BOOT ROOM AND A WONDERFUL PLOT PROVIDING A SWEEPING CARRIAGE DRIVEWAY, EXCELLENT OFF-STREET PARKING AND A BEAUTIFULLY MAINTAINED REAR GARDEN WHICH MUST BE SEEN IN ORDER TO BE FULLY APPRECIATED. WITH THE ADDED BENEFIT OF NO ONWARD CHAIN, WE CAN ONLY URGE EARLY VIEWING TO AVOID DISAPPOINTMENT. CALL US TODAY TO RESERVE YOUR VIEWING APPOINTMENT.

- STUNNING FIVE BEDROOM/FIVE BATHROOM DETACHED RESIDENCE ON KEY SOUTH CHEAM AVENUE
- MUST BE SEEN IN ORDER TO BE FULLY APPRECIATED
- NO ONWARD CHAIN, SO IDEAL FOR A FASTER MOVE
- EPC RATING D
- COUNCIL TAX BAND G

