



West Drive, Cheam, SM2
Approximate Area = 2382 sq ft / 221.2 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 2539 sq ft / 235.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential).
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CHAIN FREE
ENVIABLY LOCATED ON A HIGHLY REGARDED ROAD IN SOUGHT AFTER SOUTH CHEAM, THIS SPLENDID "ARTS AND CRAFTS" INSPIRED DETACHED HOUSE ON WEST DRIVE OFFERS A PERFECT BLEND OF CLASSIC ELEGANCE AND MODERN CONVENIENCE. BUILT IN 1918, THE PROPERTY BOASTS A RICH HISTORY WHILE PROVIDING AMPLE SPACE FOR CONTEMPORARY LIVING.

WITH FIVE GENEROUSLY SIZED BEDROOMS, THIS HOME IS IDEAL FOR FAMILIES SEEKING COMFORT AND PRIVACY. THE LAYOUT INCLUDES FOUR INVITING RECEPTION ROOMS, PERFECT FOR ENTERTAINING GUESTS OR ENJOYING QUIET FAMILY TIME. EACH ROOM IS FILLED WITH NATURAL LIGHT, CREATING A WARM AND WELCOMING ATMOSPHERE THROUGHOUT THE HOUSE.

THE PROPERTY FEATURES TWO WELL-APPOINTED BATHROOMS, ENSURING THAT MORNING ROUTINES RUN SMOOTHLY FOR ALL RESIDENTS. THE SPACIOUS DESIGN ALLOWS FOR EASY MOVEMENT AND FLEXIBILITY IN HOW YOU CHOOSE TO UTILISE THE SPACE.

ONE OF THE STANDOUT FEATURES OF THIS HOME IS THE PARKING PROVISION CREATED BY THE SWEEPING CARRIAGE DRIVEWAY, ACCOMMODATING UP TO FIVE VEHICLES, WHICH IS A RARE FIND IN THIS DESIRABLE AREA. THIS CONVENIENCE IS COMPLEMENTED BY THE TRANQUIL SURROUNDINGS, MAKING IT AN IDEAL RETREAT FROM THE HUSTLE AND BUSTLE OF CITY LIFE.

- RARE OPPORTUNITY TO PURCHASE AN "ARTS AND CRAFTS" INSPIRED FAMILY HOME IN A KEY SOUTH CHEAM LOCATION
- GENEROUS AND FLEXIBLE ACCOMMODATION ARRANGED OVER TWO FLOORS AND WITH SCOPE FOR EXTENSION AND DEVELOPMENT (S.T.P.P.)
- THE GROUNDS - BOTH FRONT AND REAR - ARE A MAJOR ATTRACTION ADDING FURTHER DESIRABILITY TO THIS IMPRESSIVE FAMILY HOME
- COUNCIL TAX BAND G
- EPC RATING E

