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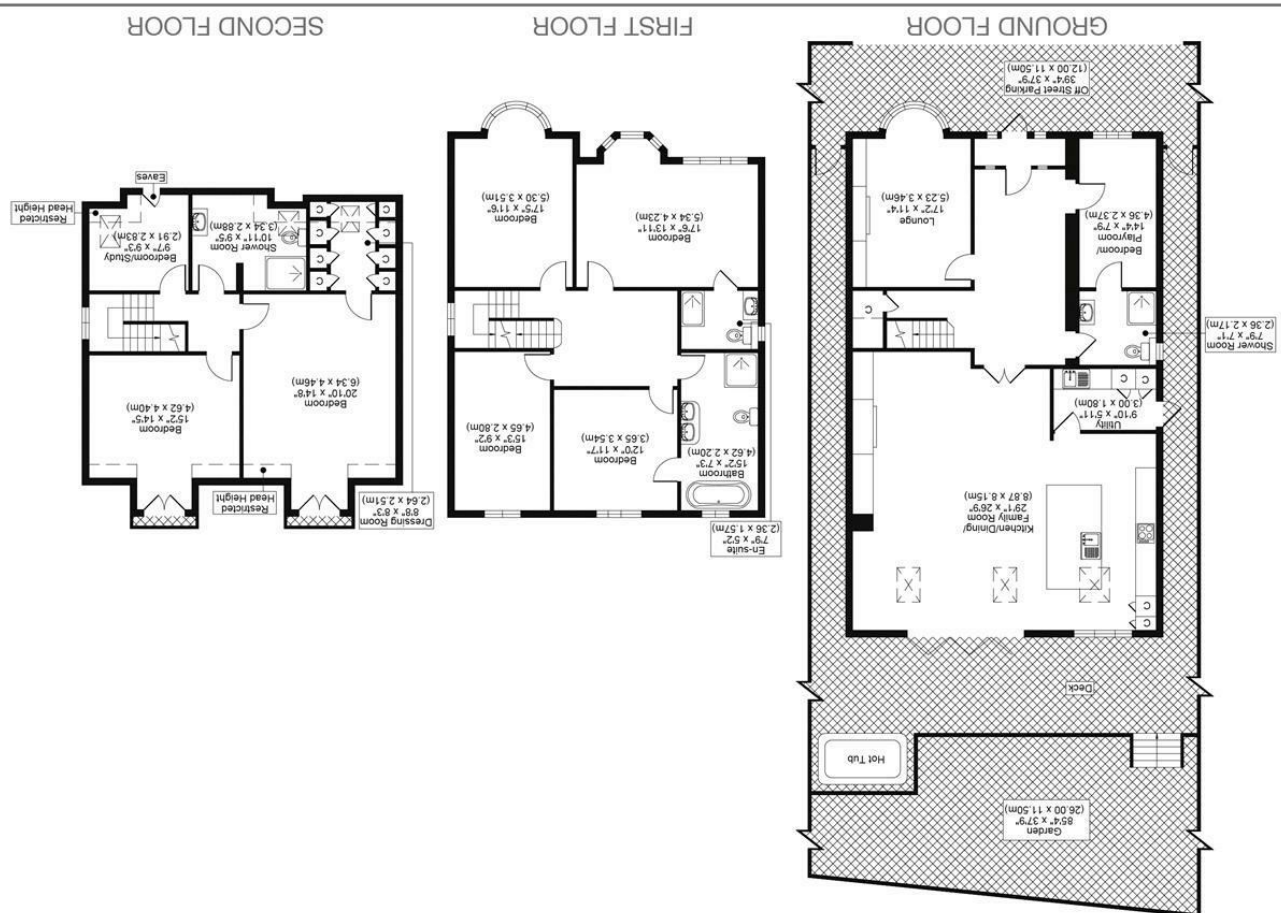
RICS

The Property Ombudsman

CHRISTIES

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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.



WEST DRIVE, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 3221 SQ.FT (299 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 3163 SQ.FT (294 SQ.M)



CHRISTIES



WEST DRIVE, SOUTH CHEAM SM2 7NA

GUIDE PRICE £1,600,000

****GUIDE PRICE £1,600,000 - £1,700,000****

LOCATED ON ONE OF SOUTH CHEAM'S MOST SOUGHT-AFTER ROADS, THIS STUNNING SEVEN-BEDROOM DETACHED FAMILY HOME HAS UNDERGONE A MAGNIFICENT REFURBISHMENT, OFFERING A PERFECT BLEND OF MODERN LUXURY AND FAMILY-FRIENDLY LIVING.

AS YOU ENTER, YOU ARE GREETED BY AN IMPRESSIVE OPEN-PLAN KITCHEN AND FAMILY ROOM, WHICH SERVES AS THE HEART OF THE HOME. THIS SPACE IS COMPLEMENTED BY A UTILITY ROOM AND BIFOLD DOORS THAT SEAMLESSLY CONNECT TO A LARGE DECKING AREA, COMPLETE WITH A SUNKEN HOT TUB, IDEAL FOR RELAXATION AND ENTERTAINING. THE EXPANSIVE, LEVEL LAWN PROVIDES A SAFE AND ENJOYABLE SPACE FOR CHILDREN TO PLAY.

THE GROUND FLOOR ALSO FEATURES A FORMAL LOUNGE, PERFECT FOR QUIET EVENINGS, AND A VERSATILE PLAYROOM THAT CAN DOUBLE AS A BEDROOM, COMPLETE WITH A CONVENIENT JACK AND JILL ENSUITE.

ASCENDING TO THE FIRST FLOOR, YOU WILL FIND FOUR WELL-APPOINTED BEDROOMS, INCLUDING A LUXURIOUS FAMILY BATHROOM THAT DOUBLES AS AN ENSUITE FOR ONE OF THE BEDROOMS. THE SECOND FLOOR IS TRULY REMARKABLE, SHOWCASING THE MASTER BEDROOM WITH A WALK-IN DRESSING AREA AND A JULIET BALCONY THAT OFFERS PANORAMIC VIEWS OVER THE GARDEN AND SURROUNDING AREA. TWO ADDITIONAL BEDROOMS AND A FAMILY SHOWER ROOM COMPLETE THIS LEVEL.

WITH PARKING FOR THREE VEHICLES AND A PRIME LOCATION CLOSE TO SCHOOLS, SHOPS, AND TRANSPORT FACILITIES, THIS PROPERTY IS NOT ONLY A BEAUTIFUL FAMILY HOME BUT ALSO A PRACTICAL CHOICE FOR MODERN LIVING. AVAILABLE FOR IMMEDIATE VIEWINGS, THIS EXCEPTIONAL RESIDENCE IS NOT TO BE MISSED. CALL TODAY TO ARRANGE YOUR VISIT AND EXPERIENCE THE CHARM AND ELEGANCE OF THIS REMARKABLE HOME.

- 7 BEDROOM DETACHED FAMILY HOME
- LUXURY MODERN PROPERTY THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND G
- EPC RATING D

