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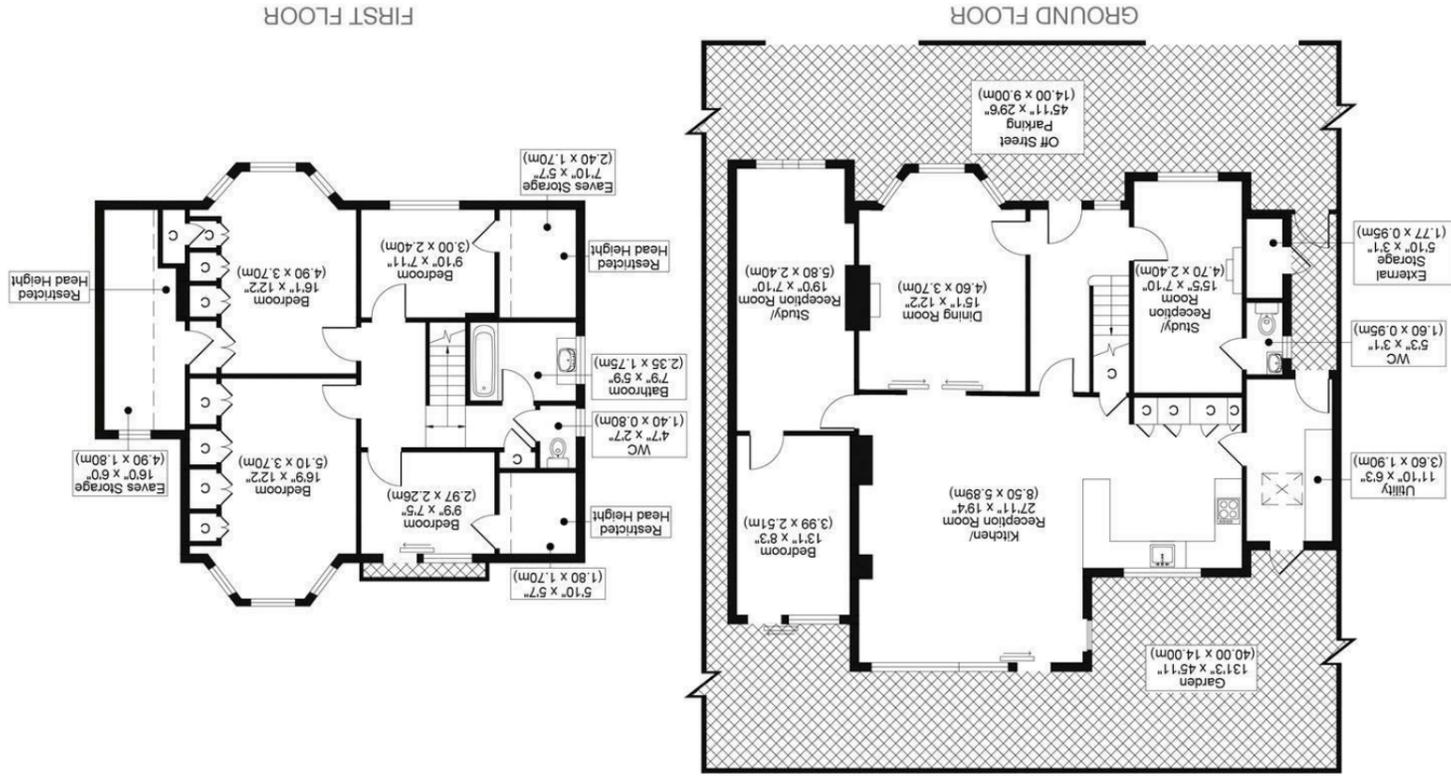
RICS

The Property Ombudsman

CHRISTIES

optica
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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.



CHILTERN ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING & EAVES STORAGE &
 RESTRICTED HEAD HEIGHT 2153 SQ.FT (200 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING & EAVES STORAGE &
 RESTRICTED HEAD HEIGHT 1970 SQ.FT (183 SQ.M)



CHRISTIES



CHILTERN ROAD, SURREY SM2 5QU

GUIDE PRICE £1,250,000

GUIDE PRICE £1,250,000- £1,350,000

WELCOME TO CHILTERN ROAD, SOUTH SUTTON, WHERE WE ARE DELIGHTED TO PRESENT THIS IMPRESSIVE FIVE-BEDROOM DETACHED HOME, OFFERING AN OUTSTANDING OPPORTUNITY FOR FAMILIES IN SEARCH OF SPACE, COMFORT, AND STYLE.

FEATURING FOUR GENEROUSLY SIZED RECEPTION ROOMS, THE PROPERTY PROVIDES PLENTY OF ROOM FOR BOTH RELAXATION AND ENTERTAINING— PERFECT FOR FAMILY LIFE AND SOCIAL OCCASIONS ALIKE.

THE MODERN KITCHEN AND DINING AREAS ARE IDEAL FOR THOSE WHO LOVE COOKING AND HOSTING, WHILE THE INVITING LIVING SPACES CREATE A WARM, HOMELY ATMOSPHERE. A WELL-DESIGNED FAMILY BATHROOM SERVES THE HOUSEHOLD'S DAILY NEEDS WITH EASE.

YOU ALSO BENEFIT FROM OFF-STREET PARKING FOR TWO VEHICLES, OFFERING CONVENIENCE FOR RESIDENTS AND VISITORS. THE HOME'S PRIME LOCATION CLOSE TO SOME OF THE AREA'S MOST HIGHLY REGARDED SCHOOLS MAKES IT ESPECIALLY APPEALING TO FAMILIES WITH CHILDREN.

MORE THAN JUST A PROPERTY, THIS RESIDENCE EMBODIES THE ESSENCE OF A TRUE FAMILY HOME, COMBINING COMFORT, PRACTICALITY, AND COMMUNITY LIVING IN ONE OF SOUTH SUTTON'S MOST DESIRABLE NEIGHBOURHOODS. IF YOU ARE LOOKING FOR A HOME THAT PERFECTLY BALANCES MODERN LIVING AND FAMILY-FRIENDLY CHARM, THIS ONE IS CERTAINLY WORTH VIEWING.

- 5 BED DETACHED FAMILY HOME
- CLOSE TO GREAT SCHOOLS
- PREMIUM ROAD IN SOUTH SUTTON
- COUNCIL TAX BAND G
- EPC RATING D

