



www.centro-pic.uk | Telephone 020 8401 5000
 www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

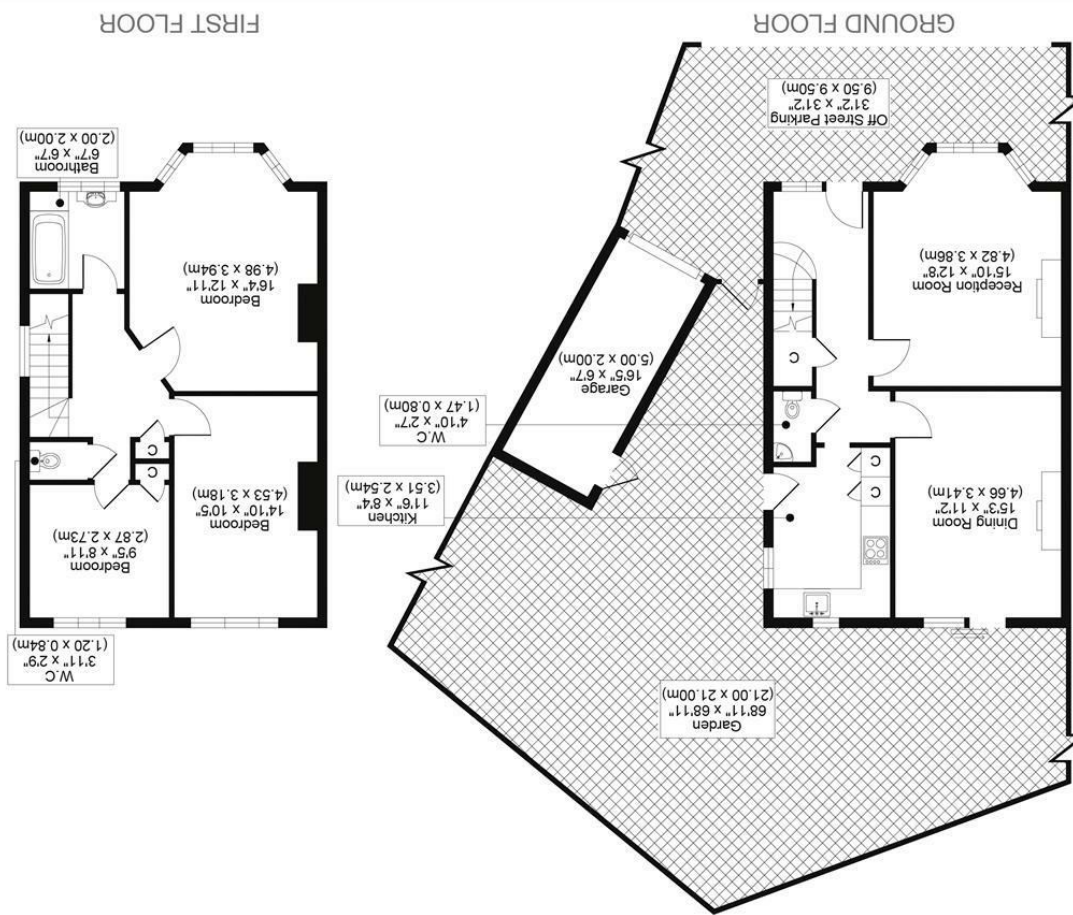
RICS

The Property Ombudsman

CHRISTIES

optica
 optimedia.co.uk

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.



SUMMERVILLE GARDENS, SM1
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1258 SQ.FT (117 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1150 SQ.FT (107 SQ.M)



CHRISTIES



SUMMERVILLE GARDENS, SM1 2BU

GUIDE PRICE £800,000

****GUIDE PRICE £800,000 - £825,000****

SITUATED IN THE HIGHLY SOUGHT-AFTER LOCATION OF SUMMERVILLE GARDENS, CHEAM, THIS ATTRACTIVE THREE-BEDROOM SEMI-DETACHED HOME OFFERS EXCELLENT ACCOMMODATION WITH SCOPE TO EXTEND AND ENHANCE (SUBJECT TO THE USUAL CONSENTS).

THE PROPERTY COMPRISES TWO WELL-PROPORTIONED RECEPTION ROOMS, KITCHEN, A PRACTICAL LAYOUT, AND A FAMILY BATHROOM, PROVIDING A COMFORTABLE AND VERSATILE LIVING SPACE. EXTERNALLY, THE HOUSE BENEFITS FROM A SEPARATE GARAGE AND A DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES.

OF NOTE, THE PROPERTY HAS LAPSED PLANNING PERMISSION FOR BOTH A DOUBLE AND SINGLE-STOREY EXTENSION, PRESENTING A FANTASTIC OPPORTUNITY FOR BUYERS WISHING TO CREATE A LARGER FAMILY HOME TAILORED TO THEIR NEEDS.

CHEAM IS RENOWNED FOR ITS EXCELLENT SCHOOLS, VILLAGE ATMOSPHERE, AND GREEN SPACES, MAKING IT A PRIME CHOICE FOR FAMILIES AND PROFESSIONALS ALIKE. LOCAL SHOPS, AMENITIES, AND TRANSPORT LINKS ARE ALL WITHIN EASY REACH, FURTHER ENHANCING THE PROPERTY'S APPEAL.

THIS CHARMING HOME REPRESENTS AN IDEAL PURCHASE FOR THOSE SEEKING A WELL-LOCATED PROPERTY WITH SIGNIFICANT POTENTIAL IN ONE OF CHEAM'S MOST DESIRABLE RESIDENTIAL AREAS.

- HIGHLY SOUGHT AFTER LOCATION
- HUGE POTENTIAL (SUBJECT TO PERMISSIONS)
- LARGE DRIVEWAY AND GARAGE
- COUNCIL TAX BAND E
- EPC RATING D

