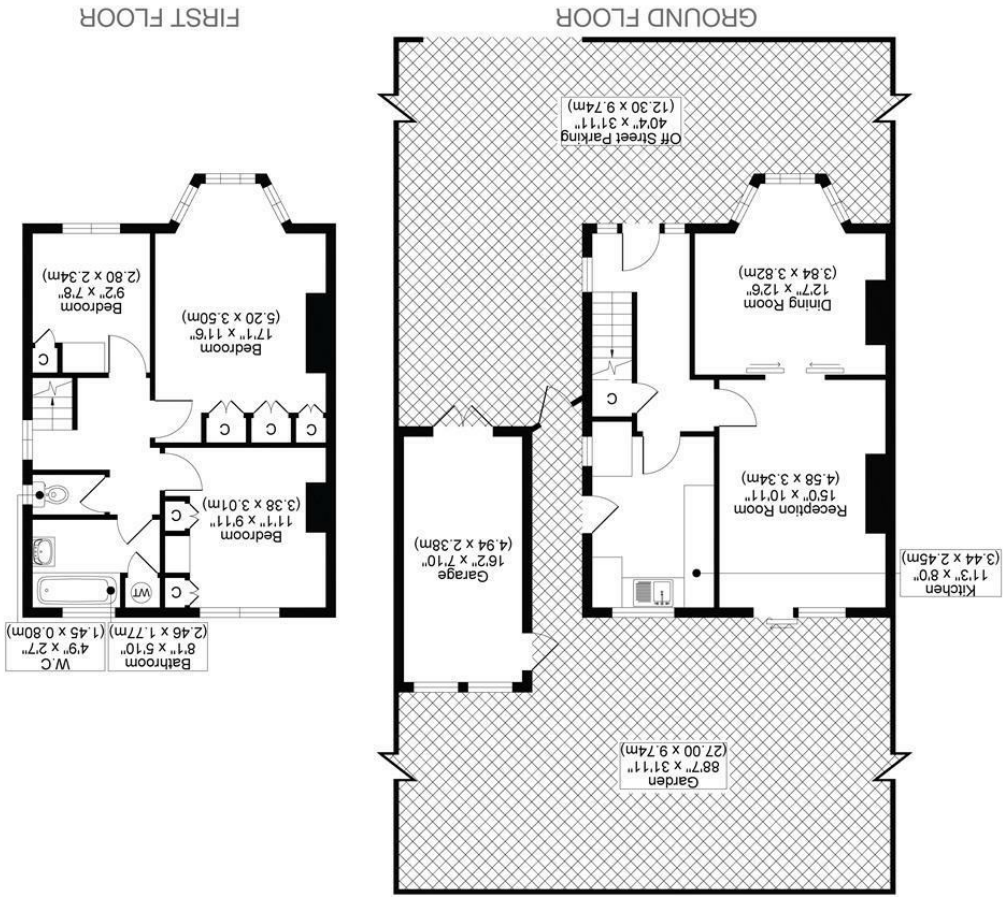




WICKHAM AVENUE, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1117 SQ.FT (104 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 990 SQ.FT (92 SQ.M)



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.

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RICS

The Property Ombudsman

CHRISTIES

CHRISTIES



LOCATED ON THE DESIRABLE WICKHAM AVENUE, CHEAM, SUTTON, THIS CHARMING SEMI-DETACHED HOUSE PRESENTS AN EXCELLENT OPPORTUNITY FOR FAMILIES AND INVESTORS ALIKE. FEATURING A THROUGH LOUNGE/DINER, THE PROPERTY OFFERS A SPACIOUS AREA FOR RELAXING AND ENTERTAINING. THE THREE WELL-PROPORTIONED BEDROOMS PROVIDE COMFORTABLE LIVING QUARTERS, MAKING IT AN IDEAL HOME FOR THOSE SEEKING A BLEND OF SPACE AND FUNCTIONALITY.

THE PROPERTY ALSO INCLUDES A WELL-APPOINTED BATHROOM, ENSURING CONVENIENCE FOR ALL RESIDENTS. ONE OF THE STANDOUT ATTRIBUTES OF THIS HOME IS THE GENEROUS OUTDOOR SPACE, FEATURING A BEAUTIFUL GARDEN AND PARKING ACCOMMODATING SEVERAL VEHICLES—A RARE FIND IN THIS SOUGHT-AFTER AREA.

THE POTENTIAL FOR EXTENSION, SUBJECT TO PLANNING PERMISSION, OPENS UP EXCITING POSSIBILITIES FOR THOSE LOOKING TO PERSONALISE THEIR LIVING SPACE OR INCREASE THE PROPERTY'S VALUE. WITH ITS PRIME LOCATION ON A POPULAR ROAD, THIS HOME IS PERFECTLY POSITIONED TO TAKE ADVANTAGE OF LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS.

IN SUMMARY, THIS SEMI-DETACHED HOUSE ON WICKHAM AVENUE IS A FANTASTIC OPPORTUNITY FOR ANYONE LOOKING TO INVEST IN A PROPERTY WITH IMMENSE POTENTIAL IN A HIGHLY REGARDED NEIGHBOURHOOD. DO NOT MISS YOUR CHANCE TO MAKE THIS HOUSE YOUR HOME.

- THROUGH LOUNGE/DINER PROVIDING A SPACIOUS AREA FOR RELAXING AND ENTERTAINING.
- GENEROUS OUTDOOR SPACE: BEAUTIFUL GARDEN AND PARKING FOR SEVERAL VEHICLES
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION) IN A PRIME CHEAM LOCATION.
- COUNCIL TAX BAND F
- EPC BAND D

