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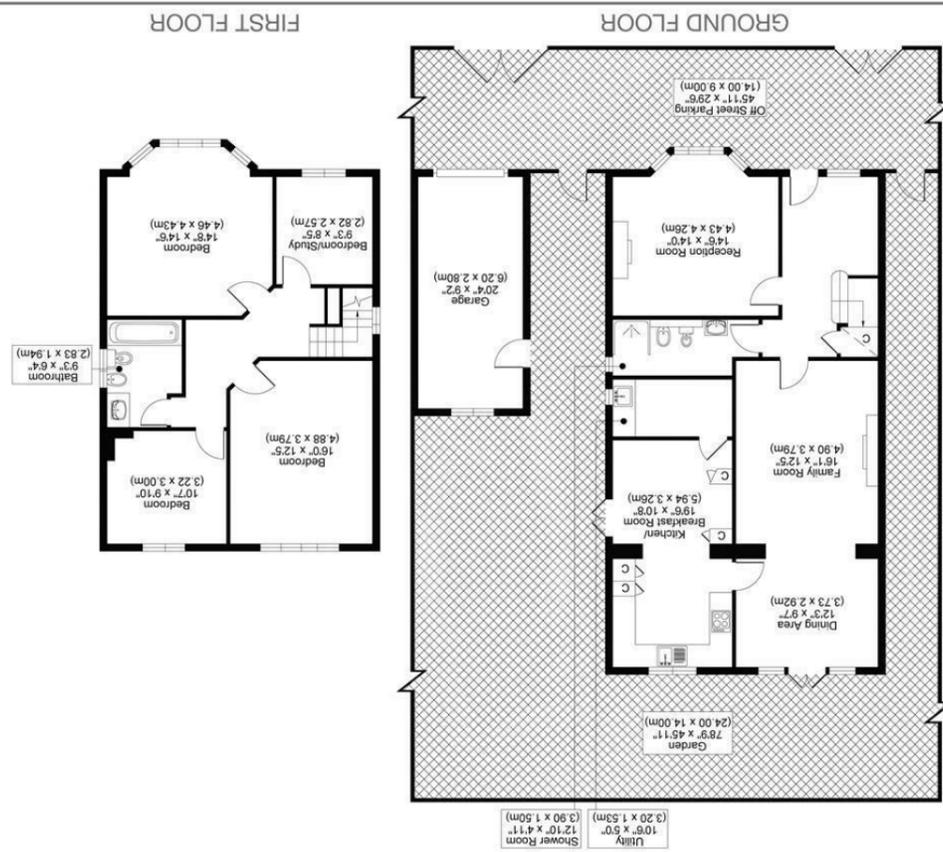
RICS

The Property Ombudsman

CHRISTIES

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 MEDA
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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.



YORK ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1974 SQ.FT (183 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1787 SQ.FT (166 SQ.M)



CHRISTIES



YORK ROAD, CHEAM SM2 6HJ

LOCATED ON THE HIGHLY SOUGHT-AFTER YORK ROAD, THIS DELIGHTFUL GATED DETACHED HOME PERFECTLY BLENDS PERIOD CHARM WITH MODERN COMFORT. THE GROUND FLOOR OFFERS AN IMPRESSIVE SENSE OF SPACE, BEGINNING WITH TWO GENEROUS RECEPTION ROOMS—IDEAL FOR RELAXED FAMILY LIVING OR ENTERTAINING GUESTS. A BRIGHT FAMILY ROOM FLOWS EFFORTLESSLY INTO THE DINING AREA, CREATING A WONDERFUL SETTING FOR EVERYDAY LIFE OR SOCIAL OCCASIONS, BEFORE LEADING OUT TO THE BEAUTIFULLY KEPT GARDEN, PERFECT FOR AL FRESCO DINING AND FAMILY ENJOYMENT.

AT THE HEART OF THE HOME SITS THE SPACIOUS KITCHEN/BREAKFAST ROOM, FEATURING AMPLE STORAGE, EXTENSIVE WORK SURFACES, AND DIRECT ACCESS TO THE GARDEN. A SEPARATE UTILITY ROOM AND A CONVENIENT DOWNSTAIRS SHOWER ROOM ADD FURTHER PRACTICALITY FOR BUSY HOUSEHOLDS.

THE FIRST FLOOR PROVIDES FOUR WELL-PROPORTIONED BEDROOMS, MAKING IT AN EXCELLENT CHOICE FOR FAMILIES SEEKING BOTH COMFORT AND FLEXIBILITY. THE TWO LARGER BEDROOMS BENEFIT FROM AIR CONDITIONING, SUPERB NATURAL LIGHT, AND GENEROUS FLOOR SPACE, WHILE THE ADDITIONAL BEDROOM'S OFFERS VALUABLE VERSATILITY FOR HOME WORKING, GUESTS, OR CHILDREN'S NEEDS. A CONTEMPORARY FAMILY BATHROOM SERVES THIS FLOOR, COMPLETING THE THOUGHTFUL LAYOUT AND ENSURING EVERYDAY CONVENIENCE.

OUTSIDE, THE PROPERTY BENEFITS FROM EXTENSIVE OFF-STREET PARKING CATERED FOR WITH A CARRIAGE DRIVEWAY—AN EXCEPTIONAL ASSET IN SUCH A DESIRABLE LOCATION—ALONGSIDE ACCESS TO A SIZEABLE GARAGE.

OFFERS IN EXCESS OF £1,000,000

- GATED CARRIAGE DRIVEWAY
- MODERNISED THROUGHOUT
- VENDOR SUITED ONWARDS
- HUGE POTENTIAL TO EXTEND FURTHER (S.T.P.P)
- COUNCIL TAX BAND G
- EPC RATING D

