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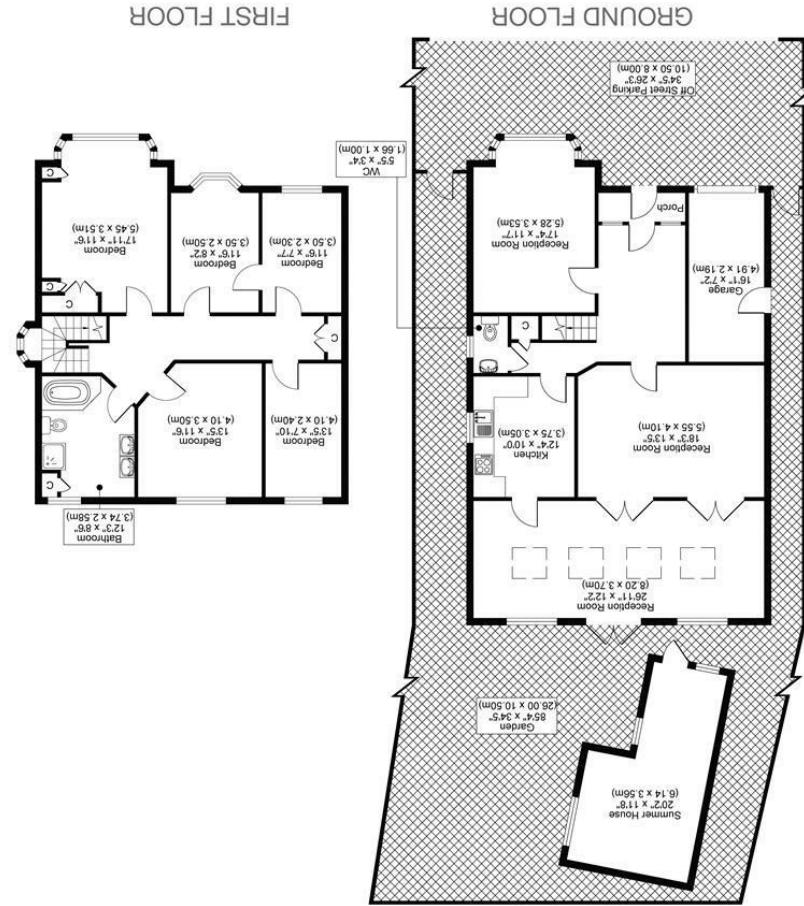
RICS

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.



ABINGER AVENUE, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING 2244 SQ.FT (208 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING 1936 SQ.FT (180 SQ.M)



CHRISTIES



ABINGER AVENUE, SUTTON SM2 7LJ

GUIDE PRICE £1,000,000

OPEN HOUSE 10TH JAN

SITUATED ON THE HIGHLY REGARDED ABINGER AVENUE IN THE HEART OF CHEAM, SUTTON, THIS IMPRESSIVE, DETACHED FAMILY RESIDENCE OFFERS GENEROUS AND FLEXIBLE ACCOMMODATION ARRANGED OVER TWO WELL-PLANNED FLOORS.

THE GROUND FLOOR PROVIDES A SUPERB RANGE OF LIVING SPACE, IDEAL FOR BOTH FAMILY LIFE AND ENTERTAINING. THERE ARE THREE WELL-PROPORTIONED RECEPTION ROOMS, OFFERING EXCELLENT VERSATILITY TO SUIT A VARIETY OF NEEDS, WHETHER AS FORMAL LIVING AREAS, A DINING ROOM, PLAYROOM, OR HOME OFFICE. THE LAYOUT FLOWS NATURALLY, WITH WELL-DEFINED YET CONNECTED SPACES, COMPLEMENTED BY A FITTED KITCHEN AND CONVENIENT GROUND FLOOR FACILITIES. ACCESS TO THE REAR GARDEN ENHANCES THE SENSE OF SPACE AND CREATES AN INVITING SETTING FOR SOCIAL GATHERINGS AND EVERYDAY LIVING.

UPSTAIRS, THE FIRST FLOOR COMPRISES FIVE GENEROUSLY SIZED BEDROOMS, MAKING THE PROPERTY PARTICULARLY WELL SUITED TO LARGER FAMILIES OR THOSE SEEKING ADDITIONAL GUEST OR WORKSPACE ACCOMMODATION. A WELL-APPOINTED FAMILY BATHROOM SERVES THIS LEVEL, ENSURING COMFORT AND PRACTICALITY FOR ALL OCCUPANTS.

EXTERNALLY, THE PROPERTY FURTHER BENEFITS FROM AMPLE OFF-STREET PARKING AND AN INTEGRAL GARAGE, PROVIDING SECURE PARKING AND VALUABLE ADDITIONAL STORAGE.

SET WITHIN A QUIET AND DESIRABLE RESIDENTIAL ROAD, THE HOME IS IDEALLY POSITIONED CLOSE TO CHEAM'S POPULAR SCHOOLS, LOCAL AMENITIES, OPEN GREEN SPACES, AND EXCELLENT TRANSPORT LINKS. THIS IS A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL DETACHED FAMILY HOME IN A WELL-ESTABLISHED AND HIGHLY SOUGHT-AFTER LOCATION.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SPACE, LAYOUT, AND LIFESTYLE THIS PROPERTY HAS TO OFFER.

- SOUGHT AFTER LOCATION
- AMPLE OFF-STREET PARKING COMPLEMENTED BY AN INTEGRAL GARAGE
- FIVE WELL-PROPORTIONED BEDROOMS ARRANGED ACROSS THE FIRST FLOOR, OFFERING EXCELLENT FLEXIBILITY
- THREE SPACIOUS RECEPTION ROOMS
- COUNCIL TAX BAND G
- EPC RATING E

