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RICS

The Property Ombudsman

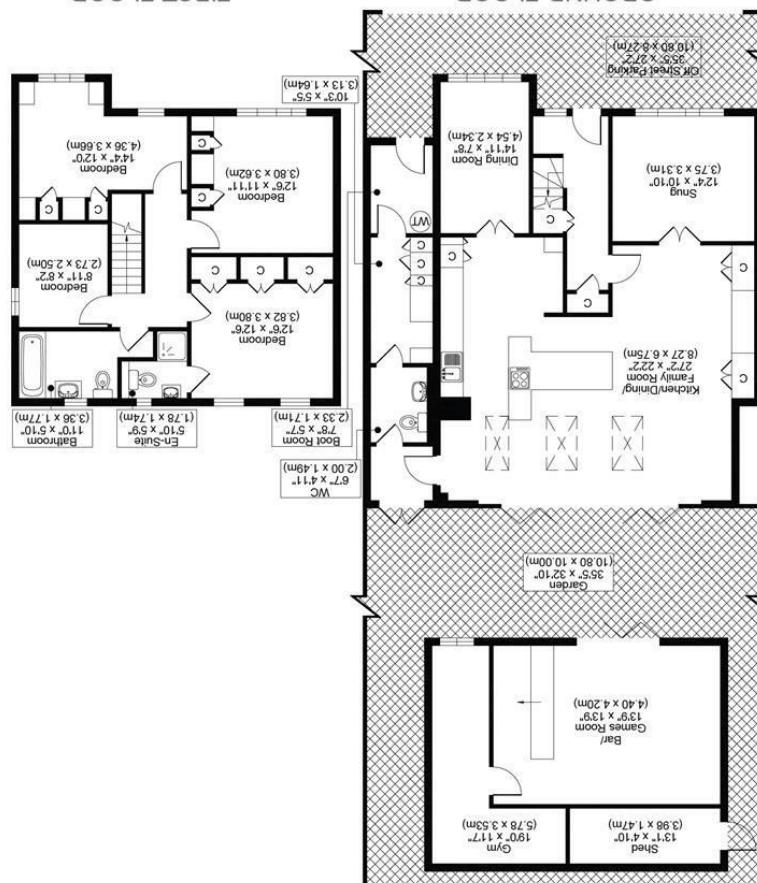
CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are either by the seller or his agent.
shown conjecturally and are approximate only and cannot be regarded as being a representation

FIRST FLOOR

GROUND FLOOR



TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 1808 SQ.FT (168 SQ.M)
TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 2260 SQ.FT (210 SQ.M)

SOUTH DRIVE, SM2



CHRISTIES



SOUTH DRIVE, SOUTH CHEAM SM2 7PH

WELCOME TO SOUTH DRIVE—A BEAUTIFULLY EXTENDED AND IMPECCABLY PRESENTED FAMILY HOME. SITUATED ON THE EVER-POPULAR SOUTH DRIVE, THIS BEAUTIFULLY FINISHED AND THOUGHTFULLY EXTENDED HOME OFFERS EXCEPTIONAL LIVING SPACE, VERSATILE ACCOMMODATION, AND AN IMPRESSIVE OUTBUILDING, PERFECTLY SUITED TO MODERN FAMILY LIFE.

THE GROUND FLOOR HAS BEEN CLEVERLY DESIGNED TO CREATE A STUNNING OPEN-PLAN KITCHEN, DINING AND FAMILY SPACE FORMING THE TRUE HEART OF THE HOME. FLOODED WITH NATURAL LIGHT AND SEAMLESSLY CONNECTED TO THE REAR GARDEN, THIS IS AN IDEAL SETTING FOR BOTH EVERYDAY LIVING AND ENTERTAINING. A SEPARATE SNUG PROVIDES A COSY RETREAT, WHILE A FORMAL DINING ROOM OFFERS ADDITIONAL FLEXIBILITY FOR HOSTING. A PRACTICAL BOOT ROOM AND GROUND FLOOR WC COMPLETE THE GROUND FLOOR ACCOMMODATION.

UPSTAIRS, THE PROPERTY CONTINUES TO IMPRESS WITH FOUR WELL-PROPORTIONED BEDROOMS. THE PRINCIPAL BEDROOM BENEFITS FROM ITS OWN EN-SUITE SHOWER ROOM, WHILE A STYLISH FAMILY BATHROOM SERVES THE REMAINING BEDROOMS, PROVIDING COMFORTABLE AND WELL-BALANCED ACCOMMODATION FOR GROWING FAMILIES.

EXTERNALLY, THE REAR GARDEN OFFERS A PRIVATE AND ENJOYABLE OUTDOOR SETTING. TO THE REAR SITS A SUBSTANTIAL OUTBUILDING INCORPORATING A GYM, BAR/GAMES ROOM AND ADDITIONAL STORAGE—A FANTASTIC ADDITION THAT LENDS ITSELF PERFECTLY TO ENTERTAINING, WORKING FROM HOME OR PERSONAL FITNESS.

WITH OFF-STREET PARKING TO THE FRONT AND FINISHED TO AN EXCELLENT STANDARD THROUGHOUT, THIS IS A WONDERFULLY EXTENDED AND BEAUTIFULLY PRESENTED HOME IN A HIGHLY DESIRABLE LOCATION, CLOSE TO WELL-REGARDED SCHOOLS, LOCAL AMENITIES, AND TRANSPORT LINKS.

GUIDE PRICE £1,250,000

- BEAUTIFULLY EXTENDED AND FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- STUNNING OPEN-PLAN KITCHEN, DINING AND FAMILY SPACE IDEAL FOR MODERN LIVING
- FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING PRINCIPAL SUITE WITH EN-SUITE
- SEPARATE SNUG, FORMAL DINING ROOM, BOOT ROOM AND GROUND FLOOR WC
- IMPRESSIVE OUTBUILDING FEATURING GYM, BAR/GAMES ROOM AND STORAGE
- EPC RATING TBC
- COUNCIL TAX BAND F

