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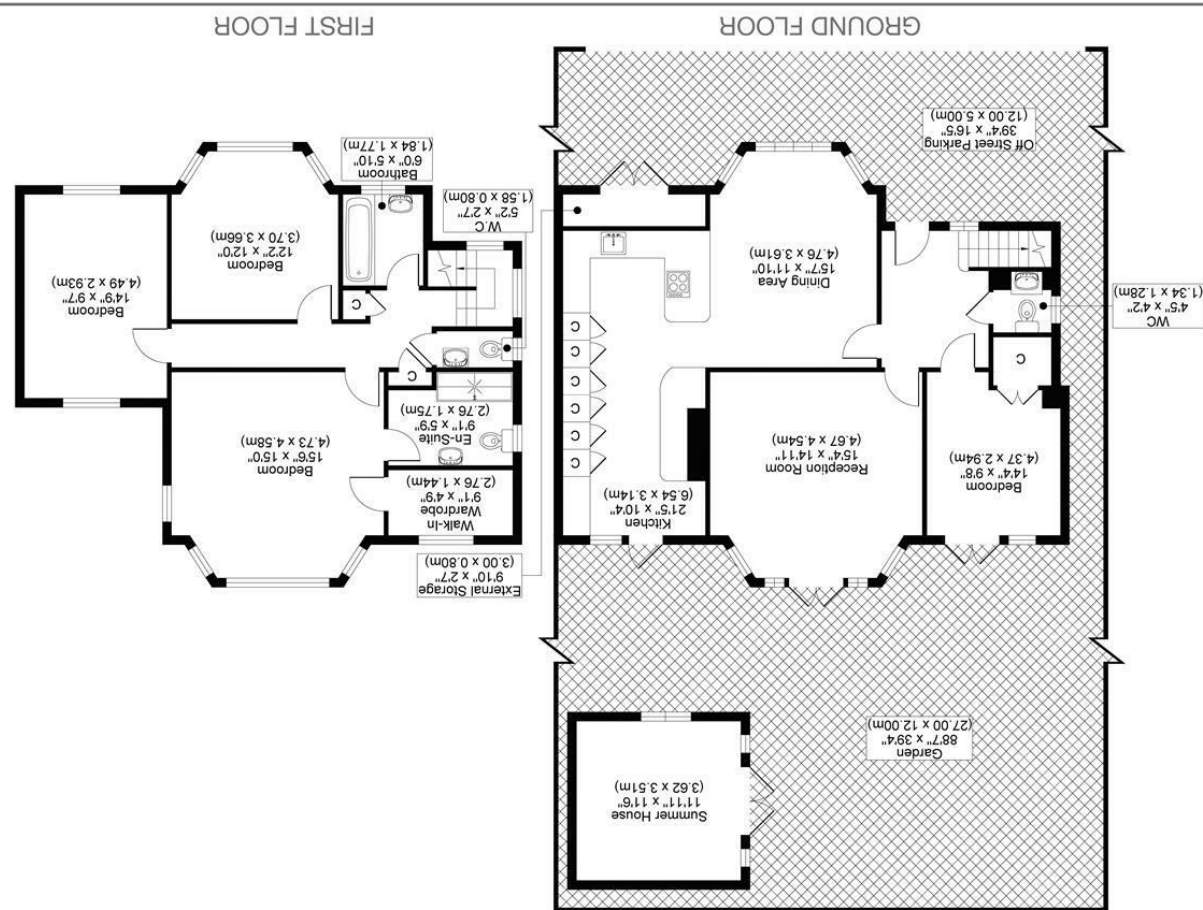
RICS

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.



ANNE BOLEYN'S WALK, SM3
TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1833 SQ.FT (170 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 1672 SQ.FT (155 SQ.M)



CHRISTIES



ANNE BOLEYN'S WALK, CHEAM VILLAGE SM3 8DF

GUIDE PRICE £1,200,000

WELCOME TO ANNE BOLEYN'S WALK — A BEAUTIFULLY MAINTAINED AND WELL-PRESENTED FAMILY HOME, MOMENTS FROM CHEAM VILLAGE.

IDEALLY LOCATED JUST MOMENTS FROM THE HEART OF CHEAM VILLAGE, THIS EXCEPTIONAL HOME HAS BEEN THOUGHTFULLY FINISHED TO A HIGH STANDARD THROUGHOUT, OFFERING STYLISH AND VERSATILE ACCOMMODATION PERFECTLY SUITED TO MODERN FAMILY LIVING. THE GROUND FLOOR HAS BEEN SUPERBLY OPENED TO CREATE A STUNNING OPEN-PLAN KITCHEN AND DINING AREA, FORMING THE TRUE HEART OF THE HOME. THIS BRIGHT AND SPACIOUS AREA IS IDEAL FOR BOTH EVERYDAY LIVING AND ENTERTAINING, WHILE A SEPARATE GENEROUS RECEPTION ROOM PROVIDES A COMFORTABLE RETREAT OVERLOOKING THE BEAUTIFUL GARDEN. AN ADDITIONAL GROUND FLOOR BEDROOM OFFERS EXCELLENT FLEXIBILITY FOR GUESTS, WORKING FROM HOME OR FAMILY USE, ALONG WITH A CONVENIENT BOUTIQUE GROUND FLOOR WC.

UPSTAIRS, THERE ARE THREE WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL SUITE WITH EN-SUITE SHOWER ROOM AND WALK-IN WARDROBE. A MODERN FAMILY BATHROOM SERVES THE REMAINING BEDROOMS. EXTERNALLY, THE PROPERTY ENJOYS A LARGE WELL STOCKED PRIVATE REAR GARDEN WITH A SUBSTANTIAL LOG CABIN WHICH MAY BE USED AS A HOME OFFICE, GYM, OR ENTERTAINING SPACE. TO THE FRONT, THERE IS OFF-STREET PARKING FOR UP TO FOUR CARS.

BEAUTIFULLY PRESENTED THROUGHOUT AND IDEALLY POSITIONED CLOSE TO CHEAM VILLAGE, EXCELLENT SCHOOLS, AND TRANSPORT LINKS, THIS IS A WONDERFUL FAMILY HOME IN A HIGHLY DESIRABLE LOCATION.

- STUNNING OPEN-PLAN KITCHEN AND DINING AREA FORMING THE HEART OF THE HOME
- VERSATILE GROUND FLOOR LAYOUT INCLUDING ADDITIONAL BEDROOM AND SEPARATE RECEPTION ROOM
- WONDERFUL REAR GARDEN WITH SUBSTANTIAL SUMMER HOUSE IDEAL FOR OFFICE, GYM OR ENTERTAINING
- IDEALLY LOCATED MOMENTS FROM CHEAM VILLAGE
- COUNCIL TAX BAND F
- EPC RATING D

