



www.centro-pic.uk | Telephone 020 8401 5000
 www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

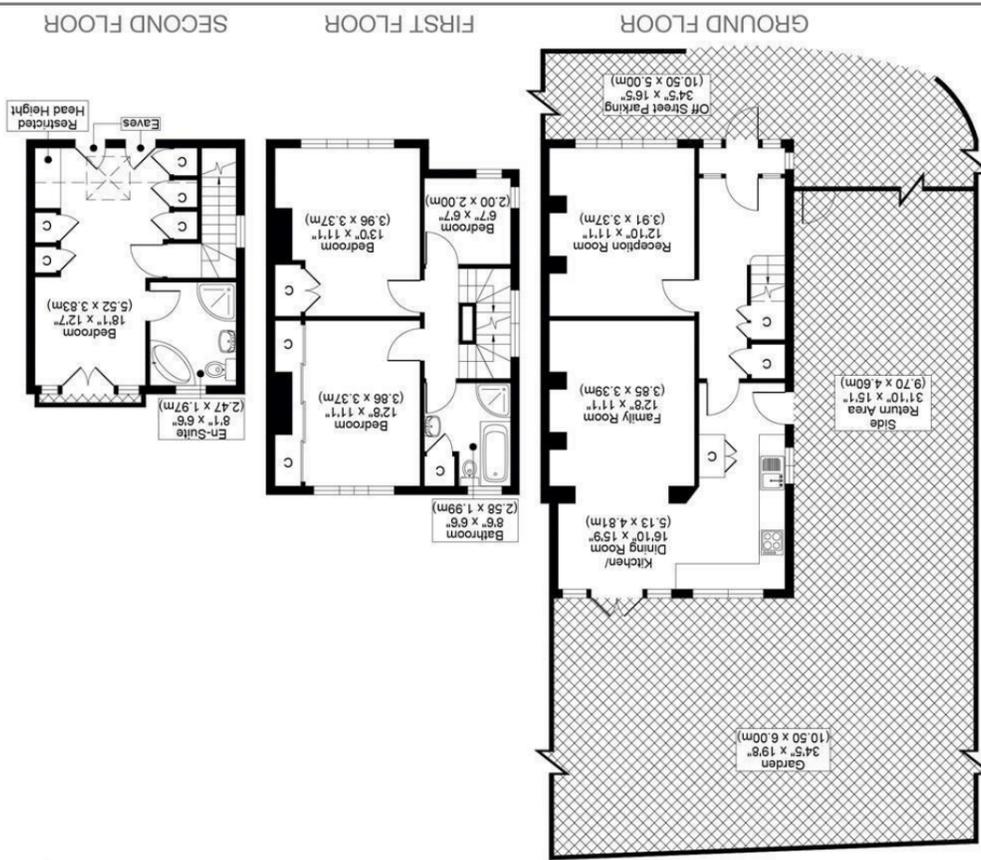
RICS

The Property Ombudsman

CHRISTIES

optica
 optimedia.co.uk

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.



FIELDSEND ROAD, SM3
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 1323 SQ.FT (123 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 1290 SQ.FT (120 SQ.M)



CHRISTIES



FIELDSEND ROAD, CHEAM SM3 8PA

GUIDE PRICE £700,000

WELCOME TO FIELDSEND ROAD – A WELL-PRESENTED AND THOUGHTFULLY EXTENDED FAMILY HOME OFFERING VERSATILE ACCOMMODATION ACROSS THREE FLOORS, IDEALLY LOCATED WITHIN A POPULAR RESIDENTIAL ROAD.

THIS ATTRACTIVE PROPERTY PROVIDES WELL-BALANCED LIVING SPACE, PERFECTLY SUITED TO MODERN FAMILY LIFE. THE GROUND FLOOR FEATURES A WELCOMING RECEPTION ROOM TO THE FRONT, WHILE TO THE REAR A SPACIOUS FAMILY ROOM OPENS SEAMLESSLY INTO THE KITCHEN AND DINING AREA. THIS BRIGHT AND SOCIABLE SPACE FORMS THE HEART OF THE HOME, IDEAL FOR BOTH EVERYDAY FAMILY LIVING AND ENTERTAINING, WITH DIRECT ACCESS TO THE GARDEN.

UPSTAIRS, THE PROPERTY OFFERS WELL-PROPORTIONED BEDROOM ACCOMMODATION, INCLUDING A GENEROUS PRINCIPAL BEDROOM WITH EN-SUITE FACILITIES SITUATED ON THE TOP FLOOR, CREATING A PRIVATE AND COMFORTABLE RETREAT, FURTHER ENHANCED BY JULIET BALCONY DOORS ALLOWING FOR PLENTY OF NATURAL LIGHT. FURTHER BEDROOMS ARE SERVED BY A FAMILY BATHROOM, PROVIDING PRACTICAL AND FLEXIBLE ACCOMMODATION FOR FAMILY MEMBERS OR GUESTS.

EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE REAR GARDEN OFFERING EXCELLENT OUTDOOR SPACE, WHILE THE FRONT OF THE PROPERTY PROVIDES OFF-STREET PARKING.

COMBINING FLEXIBLE ACCOMMODATION, A WELL-DESIGNED LAYOUT AND A CONVENIENT LOCATION, FIELDSEND ROAD REPRESENTS AN EXCELLENT OPPORTUNITY TO ACQUIRE A SUPERB FAMILY HOME.

- WELL-PRESENTED FAMILY HOME ARRANGED OVER THREE FLOORS
- OPEN-PLAN FAMILY ROOM FLOWING INTO KITCHEN AND DINING AREA
- PRINCIPAL BEDROOM WITH EN-SUITE AND JULIET BALCONY DOORS
- WELL-PROPORTIONED ADDITIONAL BEDROOMS
- OFF-STREET PARKING TO THE FRONT OF THE PROPERTY
- COUNCIL TAX BAND D
- EPC RATING D

