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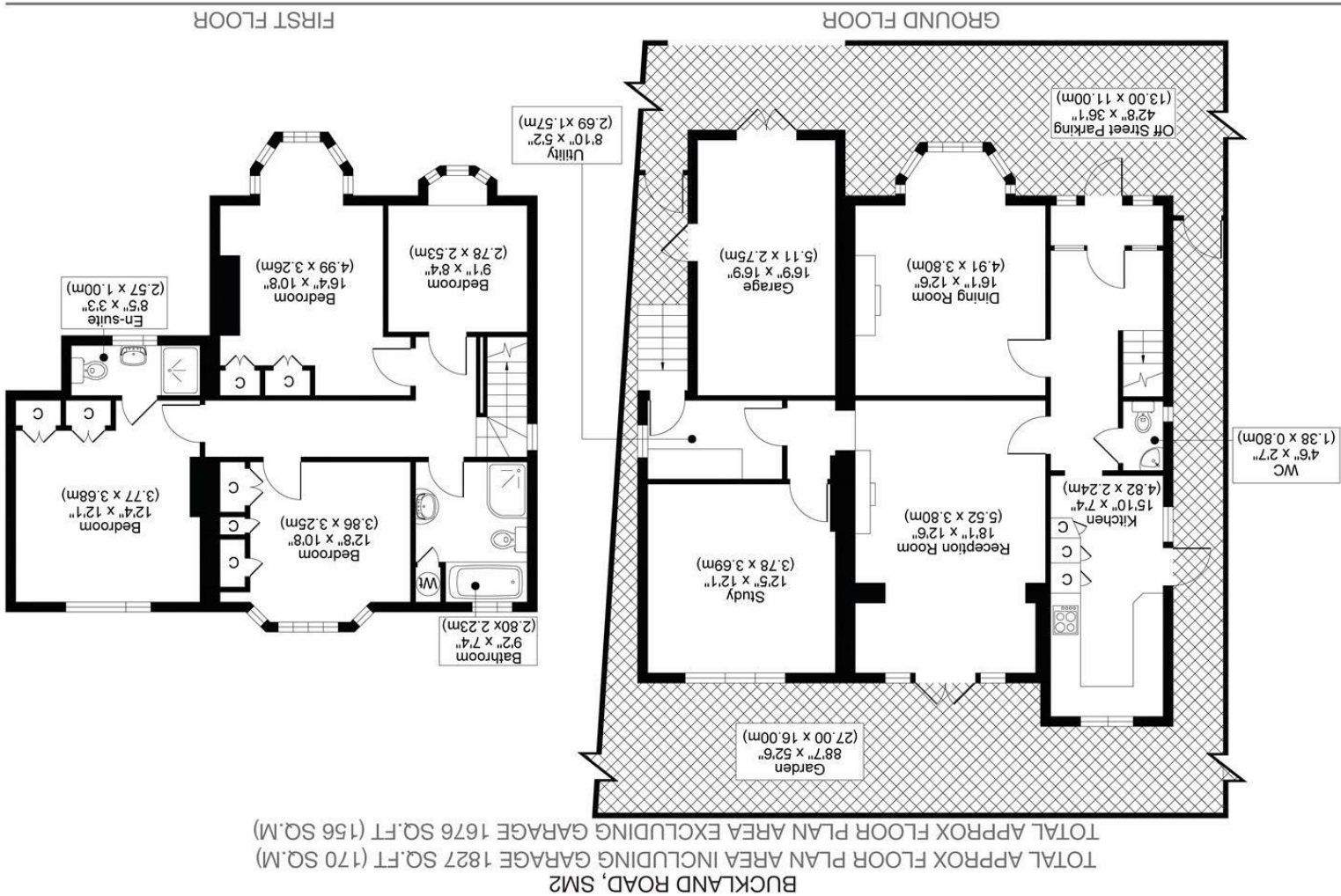
RICS

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.



CHRISTIES



BUCKLAND ROAD, CHEAM SM2 7LP

GUIDE PRICE £1,000,000

** GUIDE PRICE £1,000,000 - £1,100,000 **

WELCOME TO BUCKLAND ROAD — A SPACIOUS AND WELL-PROPORTIONED DETACHED FAMILY HOME, SET WITHIN A DESIRABLE RESIDENTIAL LOCATION AND OFFERING EXCELLENT ACCOMMODATION FOR MODERN LIVING.

THIS IMPRESSIVE PROPERTY PROVIDES A WELL-BALANCED LAYOUT THROUGHOUT. THE GROUND FLOOR FEATURES A GENEROUS RECEPTION ROOM ALONGSIDE A SEPARATE DINING ROOM, IDEAL FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING. A STUDY, POSITIONED OFF THE MAIN LIVING SPACE, OFFERS AN IDEAL AREA FOR WORKING FROM HOME, WHILE A SEPARATE UTILITY ROOM ADDS FURTHER PRACTICALITY. A WELL-APPOINTED KITCHEN COMPLETES THE GROUND FLOOR ACCOMMODATION, ALONG WITH A CONVENIENT WC.

UPSTAIRS, THE PROPERTY OFFERS WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH EN-SUITE FACILITIES. ADDITIONAL BEDROOMS ARE SERVED BY A MODERN FAMILY BATHROOM, PROVIDING COMFORTABLE ACCOMMODATION FOR FAMILIES AND GUESTS ALIKE.

EXTERNALLY, THE PROPERTY BENEFITS FROM A SUBSTANTIAL REAR GARDEN, OFFERING EXCELLENT OUTDOOR SPACE FOR RELAXATION AND ENTERTAINING. TO THE FRONT, A LARGE DRIVEWAY PROVIDES AMPLE OFF-STREET PARKING ALONG WITH ACCESS TO THE GARAGE.

COMBINING GENEROUS PROPORTIONS, A PRACTICAL LAYOUT AND A SOUGHT-AFTER LOCATION, BUCKLAND ROAD REPRESENTS AN EXCELLENT OPPORTUNITY TO ACQUIRE A SUPERB LONG-TERM FAMILY HOME.

- CHAIN FREE
- DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION
- SPACIOUS RECEPTION ROOM AND SEPARATE DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- LARGE REAR GARDEN WITH AMPLE OFF-STREET PARKING AND GARAGE
- COUNCIL TAX BAND F
- EPC RATING D

