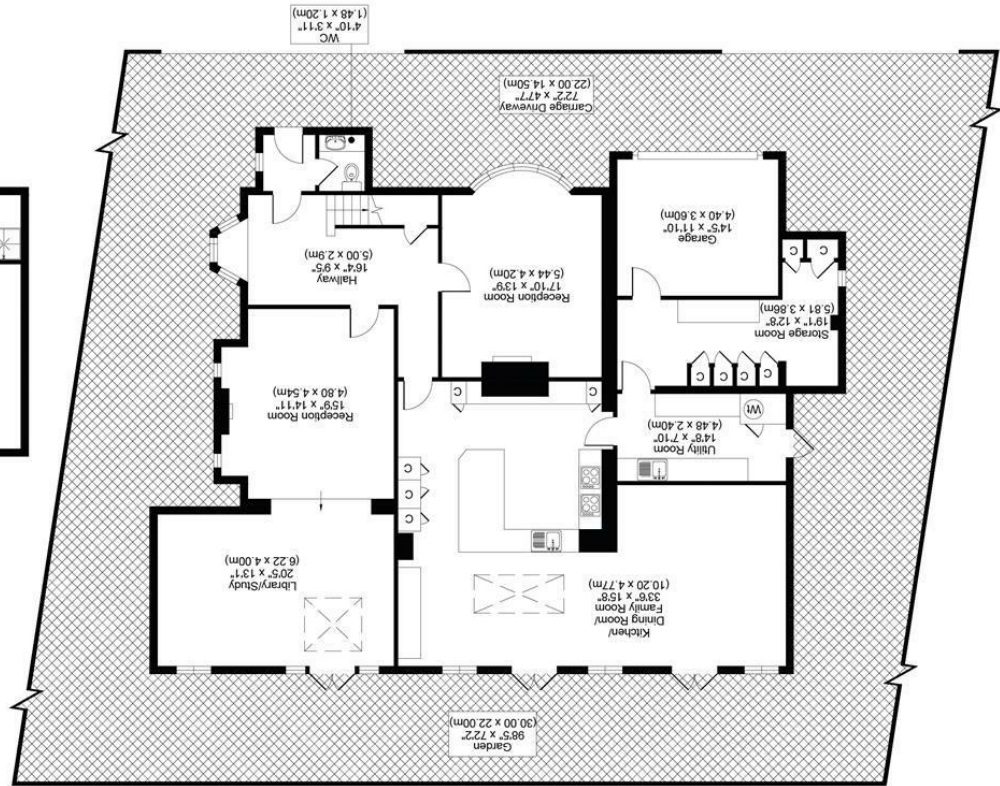


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

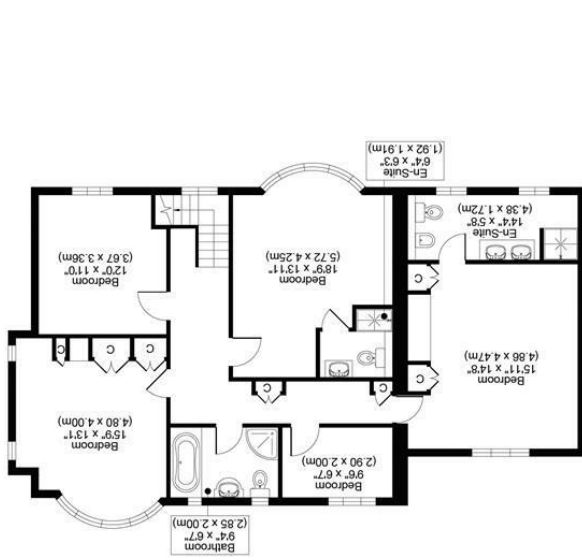


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GROUND FLOOR



FIRST FLOOR



SHIRLEY AVENUE, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 3455 SQ.FT (321 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 3283 SQ.FT (305 SQ.M)



SHIRLEY AVENUE, SOUTH CHEAM SM2 7QS

****CHAIN FREE**** WELCOME TO SHIRLEY AVENUE — AN IMPRESSIVE AND WELL-PROPORTIONED DETACHED FAMILY HOME, IDEALLY SITUATED ON A SOUGHT-AFTER SOUTH CHEAM LOCATION. THIS SUBSTANTIAL PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT, PERFECTLY SUITED TO MODERN FAMILY LIVING. THE GROUND FLOOR FEATURES MULTIPLE RECEPTION ROOMS, INCLUDING A GENEROUS PRINCIPAL RECEPTION ROOM AND A FURTHER RECEPTION ROOM, PROVIDING EXCELLENT SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING. TO THE REAR, A STUNNING OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM FORMS THE HEART OF THE HOME, OFFERING A BRIGHT AND SOCIABLE SPACE WITH DIRECT ACCESS TO THE GARDEN. THE KITCHEN IS EXCEPTIONALLY WELL APPOINTED, FEATURING A COMPREHENSIVE RANGE OF INTEGRATED NEFF APPLIANCES INCLUDING MULTIPLE OVENS, GRILLS, MICROWAVE AND STEAMER, ALONG WITH TWO INDUCTION HOBS, AND IS FURTHER ENHANCED BY AN INTEGRATED SOUND SYSTEM, CREATING AN IDEAL ENVIRONMENT FOR BOTH EVERYDAY LIVING AND ENTERTAINING. UPSTAIRS, THE PROPERTY OFFERS FIVE WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL SUITE WITH EN-SUITE FACILITIES. THE REMAINING BEDROOMS ARE SERVED BY A FAMILY BATHROOM, OFFERING COMFORTABLE AND FLEXIBLE ACCOMMODATION FOR GROWING FAMILIES OR GUESTS. EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE REAR GARDEN PROVIDING EXCELLENT SPACE FOR OUTDOOR ENTERTAINING AND RELAXATION. TO THE FRONT, A CARRIAGE DRIVEWAY PROVIDES AMPLE OFF-STREET PARKING AND ACCESS TO THE GARAGE. COMBINING GENEROUS PROPORTIONS, A SOUGHT-AFTER LOCATION AND EXCELLENT FAMILY LIVING SPACE, SHIRLEY AVENUE REPRESENTS A SUPERB OPPORTUNITY TO ACQUIRE A SUBSTANTIAL HOME IN A HIGHLY DESIRABLE SETTING.

OFFERS IN EXCESS OF £1,825,000

- WONDERFUL OPPORTUNITY TO PURCHASE A SUBSTANTIAL FAMILY HOME ON ONE OF SOUTH CHEAM'S MOST HIGHLY REGARDED ROADS
- FLEXIBLE ACCOMMODATION WITH SCOPE FOR FURTHER EXTENSION (S.T.P.P.)
- STUNNING OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM
- FIVE WELL-PROPORTIONED BEDROOMS INCLUDING A PRINCIPAL SUITE WITH EN-SUITE
- CARRIAGE DRIVEWAY PROVIDING AMPLE OFF-STREET PARKING AND GARAGE ACCESS
- COUNCIL TAX BAND G
- EPC RATING D

