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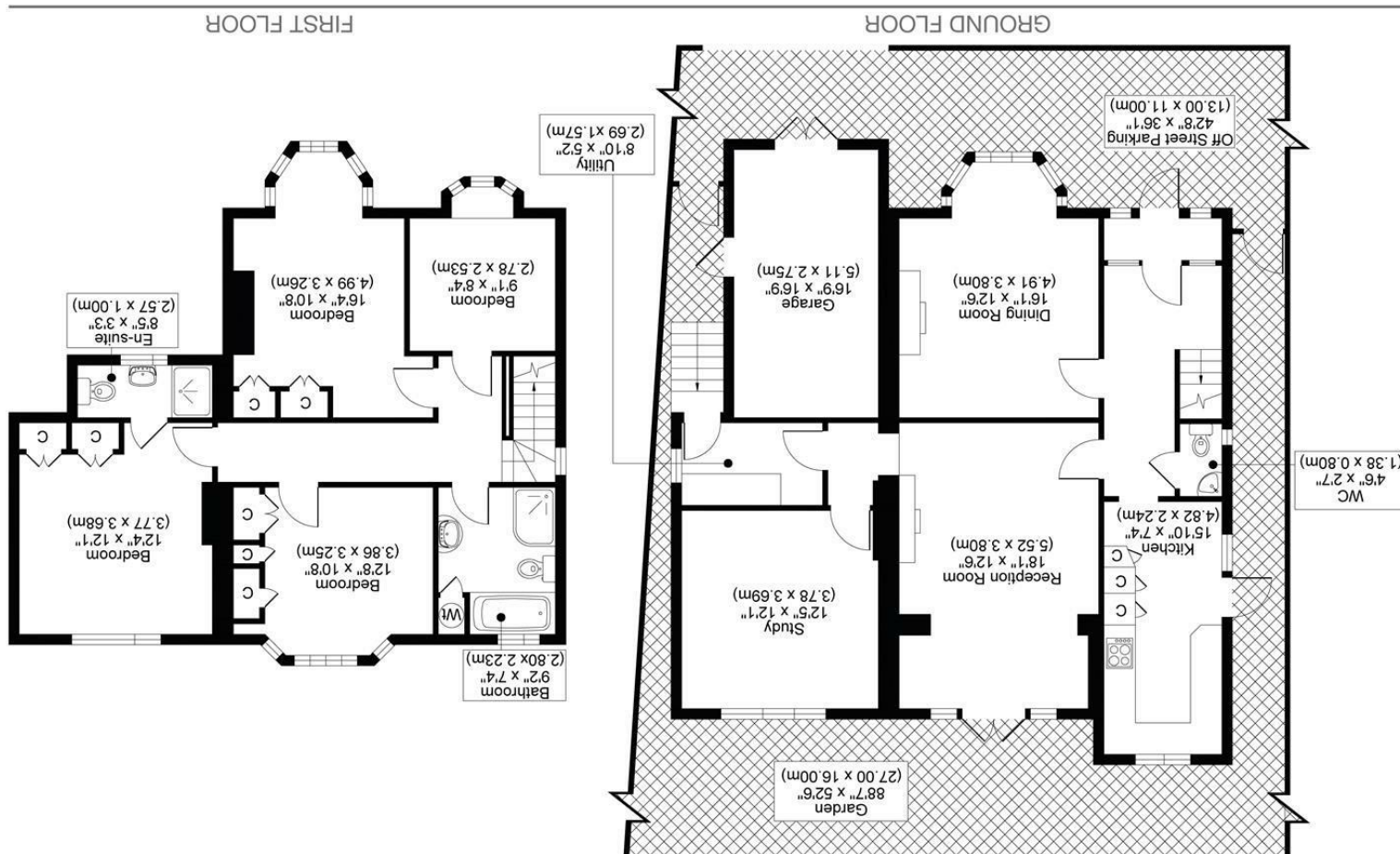
RICS

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.



BUCKLAND ROAD, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1827 SQ.FT (170 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1676 SQ.FT (156 SQ.M)



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

