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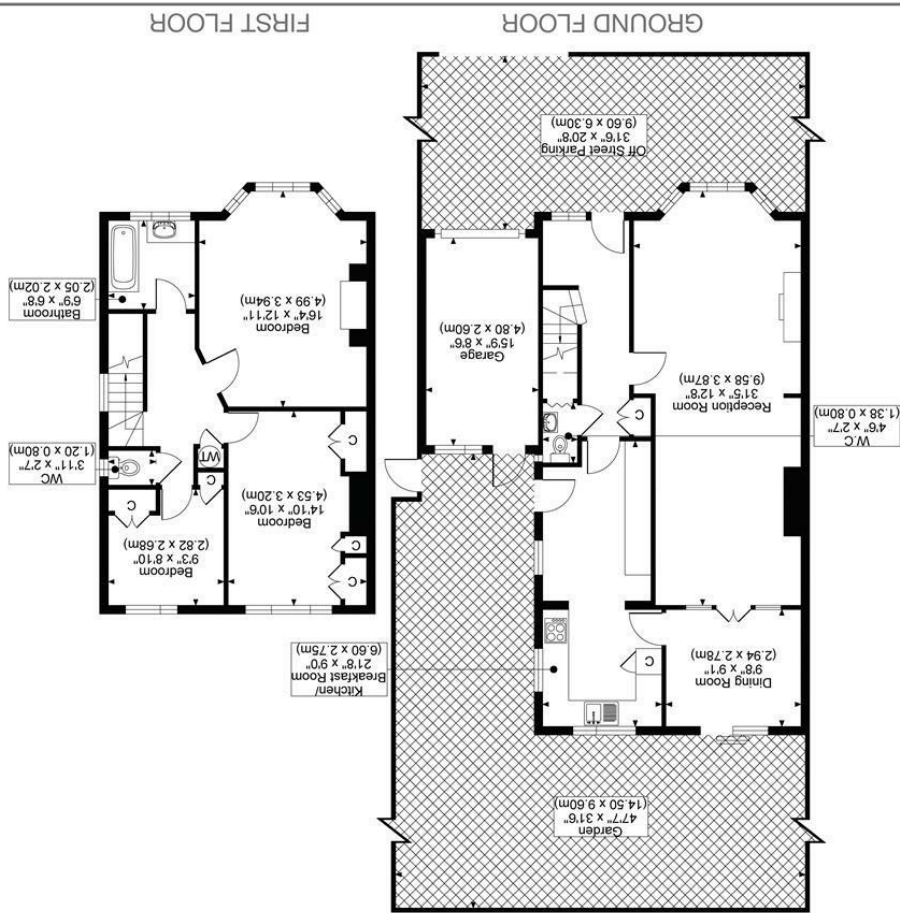
RICS

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.



SUMMERVILLE GARDENS, SM1
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1488 SQ.FT (138 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1354 SQ.FT (126 SQ.M)



CHRISTIES



SUMMERVILLE GARDENS, CHEAM SM1 2BX

OFFERS IN EXCESS OF £725,000

SITUATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION, THIS WELL-PROPORTIONED THREE-BEDROOM SEMI-DETACHED HOME OFFERS GENEROUS LIVING ACCOMMODATION AND PRESENTS AN EXCITING OPPORTUNITY FOR BUYERS TO MODERNISE AND CREATE A HOME TAILORED TO THEIR OWN STYLE AND REQUIREMENTS.

THE GROUND FLOOR IS CENTRED AROUND AN IMPRESSIVE DUAL-ASPECT LIVING ROOM, PROVIDING A BRIGHT AND SPACIOUS ENVIRONMENT FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING. A SEPARATE DINING ROOM ENJOYS PLEASANT VIEWS OVER THE REAR GARDEN, WHILE THE SPACIOUS KITCHEN/BREAKFAST ROOM OFFERS EXCELLENT PRACTICALITY AND POTENTIAL FOR ENHANCEMENT. A CONVENIENT GROUND FLOOR WC COMPLETES THE ACCOMMODATION ON THIS LEVEL.

TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS, ALL SERVED BY A FAMILY BATHROOM AND SEPARATE WC, MAKING THE LAYOUT PARTICULARLY WELL SUITED TO GROWING FAMILIES.

A PARTICULAR HIGHLIGHT OF THE PROPERTY IS THE GENEROUS REAR GARDEN, WHICH PROVIDES AN EXCELLENT EXTENSION OF THE LIVING SPACE OUTDOORS. PREDOMINANTLY LAID TO LAWN, THE GARDEN OFFERS AMPLE ROOM FOR CHILDREN TO PLAY, KEEN GARDENERS TO CULTIVATE, OR FOR THE CREATION OF ATTRACTIVE SEATING AND ENTERTAINING AREAS. WITH PLENTY OF SPACE TO ACCOMMODATE OUTDOOR DINING OR SUMMER GATHERINGS, THE GARDEN PRESENTS A WONDERFUL OPPORTUNITY TO CREATE A PRIVATE AND VERSATILE OUTDOOR RETREAT. MATURE BOUNDARIES HELP PROVIDE A PLEASANT SENSE OF PRIVACY AND SECLUSION, ENHANCING THE ENJOYMENT OF THIS SUBSTANTIAL OUTDOOR SPACE.

TO THE FRONT, A PRIVATE DRIVEWAY PROVIDES OFF-ROAD PARKING AND LEADS TO THE INTEGRAL GARAGE, OFFERING ADDITIONAL STORAGE OR FUTURE CONVERSION POTENTIAL, SUBJECT TO THE NECESSARY CONSENTS.

COMBINING GENEROUS PROPORTIONS, A DESIRABLE LOCATION AND SIGNIFICANT SCOPE FOR IMPROVEMENT, SUMMERVILLE GARDENS REPRESENTS A FANTASTIC OPPORTUNITY TO CREATE A SUPERB FAMILY HOME IN A POPULAR AND WELL-ESTABLISHED SETTING.

- OPPORTUNITY TO UPDATE AND PERSONALISE TO INDIVIDUAL TASTE
- SPACIOUS DUAL-ASPECT RECEPTION ROOM
- THREE WELL-PROPORTIONED BEDROOMS
- REAR GARDEN, DRIVEWAY PARKING AND INTEGRAL GARAGE
- COUNCIL TAX BAND E
- EPC RATING G

