

NEWBOLT AVENUE, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING EAVES STORAGE/RESTRICTED HEAD HEIGHT/OUTBUILDING/SHED 2227 SQ.FT (207 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING EAVES STORAGE/RESTRICTED HEAD HEIGHT/OUTBUILDING/SHED 1892 SQ.FT (176 SQ.M)



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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Newbolt Avenue, Cheam SM3 8ED

Guide Price £900,000

VENDOR SUITED ** GUIDE PRICE £900,000 - £950,000**
Beautifully refurbished throughout and finished to an excellent standard, this impressive six-bedroom family home offers spacious and versatile accommodation arranged over three floors, complemented by a generous rear garden, ample parking to both the front and rear, and a superb garden cabin.
The ground floor has been thoughtfully designed for modern family living, featuring an elegant reception room to the front, a generous family room opening through to a bright garden room, and a stylish open-plan kitchen/dining room fitted with contemporary units overlooking the rear garden. A ground floor bedroom and modern bathroom provide excellent flexibility, whether for guests, multi-generational living, or a home office.
The first floor offers three well-proportioned bedrooms served by a contemporary shower room, while the second floor provides two further bedrooms and an additional shower room, offering excellent flexibility for larger families, teenagers, or guest accommodation.
Externally, the landscaped rear garden extends to approximately 95ft and features a substantial garden cabin, ideal as a home office, gym, or entertaining space. Unusually, the property benefits from private parking to both the front and rear, providing exceptional convenience for families with multiple vehicles.
Combining beautifully presented interiors, flexible accommodation and outstanding practicality, this exceptional home is perfectly suited to modern family living and is ready to move straight into.

- Beautifully refurbished throughout
- Six-bedroom family home arranged over three floors
- Approximately 95ft rear garden with substantial garden cabin
- Private parking to both the front and rear of the property
- Three wonderful reception rooms
- EPC Rating D
- COUNCIL TAX BAND F













