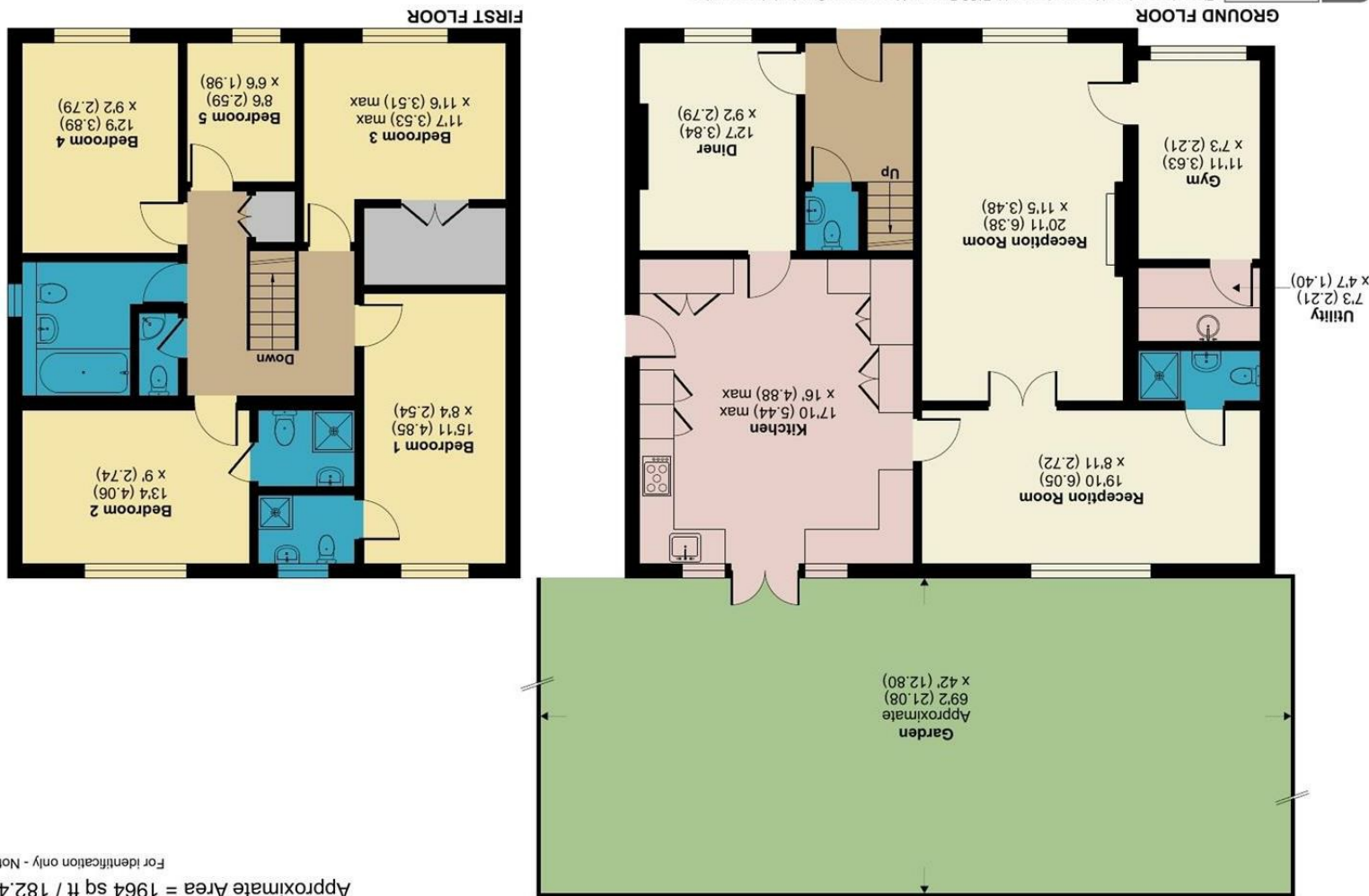




RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. REF: 1063374



**The Dene, Cheam, SM2**  
 Approximate Area = 1964 sq ft / 182.4 sq m  
 For identification only - Not to scale



# THE DENE, SOUTH CHEAM SM2 7EG

ASKING PRICE £1,100,000

ASKING PRICE OF £1,100,000

A RARE OPPORTUNITY TO PURCHASE A SUBSTANTIAL FIVE BEDROOM/FOUR BATHROOM DETACHED CHARACTER FAMILY HOME ENVIABLY LOCATED IN A SOUGHT AFTER CUL-DE-SAC IN THE HEART OF EVER-POPULAR SOUTH CHEAM. HAVING BEEN THE SUBJECT OF EXTENSIVE IMPROVEMENT AND UPGRADING THROUGH THE YEARS, THIS MOST ATTRACTIVE AND WELL-PROPORTIONED RESIDENCE TRULY MUST BE SEEN IN ORDER TO BE FULLY APPRECIATED. IN PARTICULAR THE GENEROUS AND FLEXIBLE ARRANGEMENT OF GROUND FLOOR ROOMS IS SURE TO LEND ITSELF TO THE MANY NEEDS OF THE GROWING FAMILY. A FINE FAMILY HOME THAT SHOULD BE SEEN AT THE EARLIEST OPPORTUNITY.

FOR FURTHER DETAILS OR TO RESERVE YOUR VIEWING APPOINTMENT CALL CHRISTIES TODAY.

- FAMILY HOME IN QUIET CUL-DE-SAC LOCATION IN SOUTH CHEAM
- WONDERFUL GROUND FLOOR LAYOUT IDEAL FOR THE GROWING FAMILY
- GENEROUS PARKING TO FRONT, AND LOVELY GARDEN TO THE REAR
- COUNCIL BAND F
- EPC RATING C

