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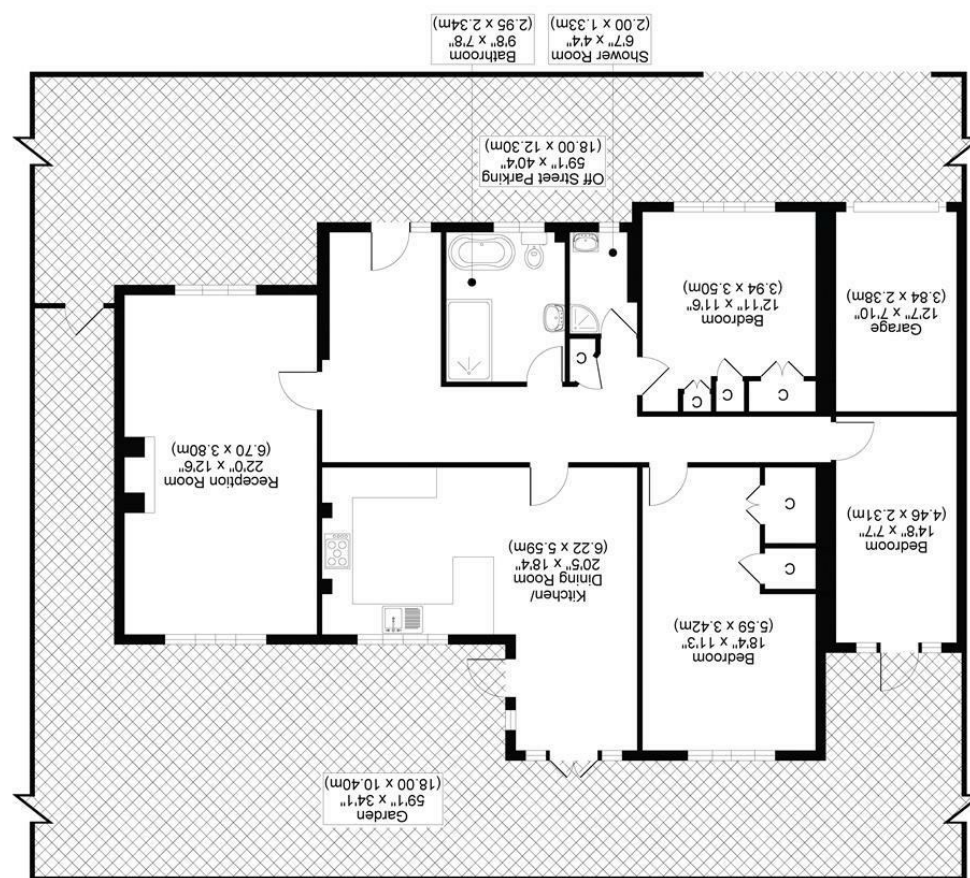
RICS

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.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1507 SQ.FT (140 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1406 SQ.FT (131 SQ.M)

SANDY LANE, SM2



CHRISTIES



NO ONWARD CHAIN!

LOCATED ON SANDY LANE, SOUTH CHEAM, THIS GENEROUSLY PROPORTIONED DETACHED BUNGALOW HAS BEEN THOUGHTFULLY EXTENDED ON THREE SIDES BY THE CURRENT OWNER. THE PROPERTY COMPRISES, A VERY LIGHT AND AIRY DOUBLE ASPECT LOUNGE WITH EXPOSED BRICK FIREPLACE AND ORIGINAL WOOD FLOORING, THREE LARGE DOUBLE BEDROOMS ONE WITH DIRECT ACCESS TO THE GARDEN, FOUR PIECE FAMILY BATHROOM WITH WALK IN SHOWER AND ROLL TOP BATHTUB, A FURTHER SHOWER ROOM WITH WC AND AN "L" SHAPED KITCHEN FAMILY ROOM WITH DOUBLE DOORS LEADING TO A BEAUTIFUL LAWNED GARDEN AND WELL POSITIONED PATIO. THE PROPERTY ALSO BENEFITS FROM AN INTEGRAL GARAGE, OFF STREET PARKING FOR MULTIPLE CARS AND OFFERS FURTHER SCOPE TO EXTEND INTO THE LOFT SPACE (STPP).

CHEAM STATION IS 0.3 MILES AWAY FROM THE PROPERTY AND RUNS DIRECT SERVICES IN TO BOTH LONDON BRIDGE AND LONDON VICTORIA MAKING IT PERFECT FOR COMMUTERS. A SHORT WALK FROM THE PROPERTY IS CHEAM VILLAGE OFFERING A WHOLE HOST OF SHOPS, RESTAURANTS, ENTERTAINMENT & LEISURE FACILITIES. SCHOOLS IN THE AREA CONSIST OF CUDDINGTON CROFT, CHEAM HIGH SCHOOL, ST DUNSTAN'S PRIMARY SCHOOL AND HOMEFIELD PREPARATORY JUST TO NAME A FEW. TO ARRANGE A VIEWING PLEASE CALL CHRISTIES ON 020 8770 1625.

- EXTENDED BUNGALOW
- NO ONWARD CHAIN!
- OFF STREET PARKING
- IMMACULATE THROUGHOUT
- GARAGE
- POTENTIAL TO EXTEND FURTHER (STPP)
- EPC RATING C
- COUNCIL TAX BAND G

