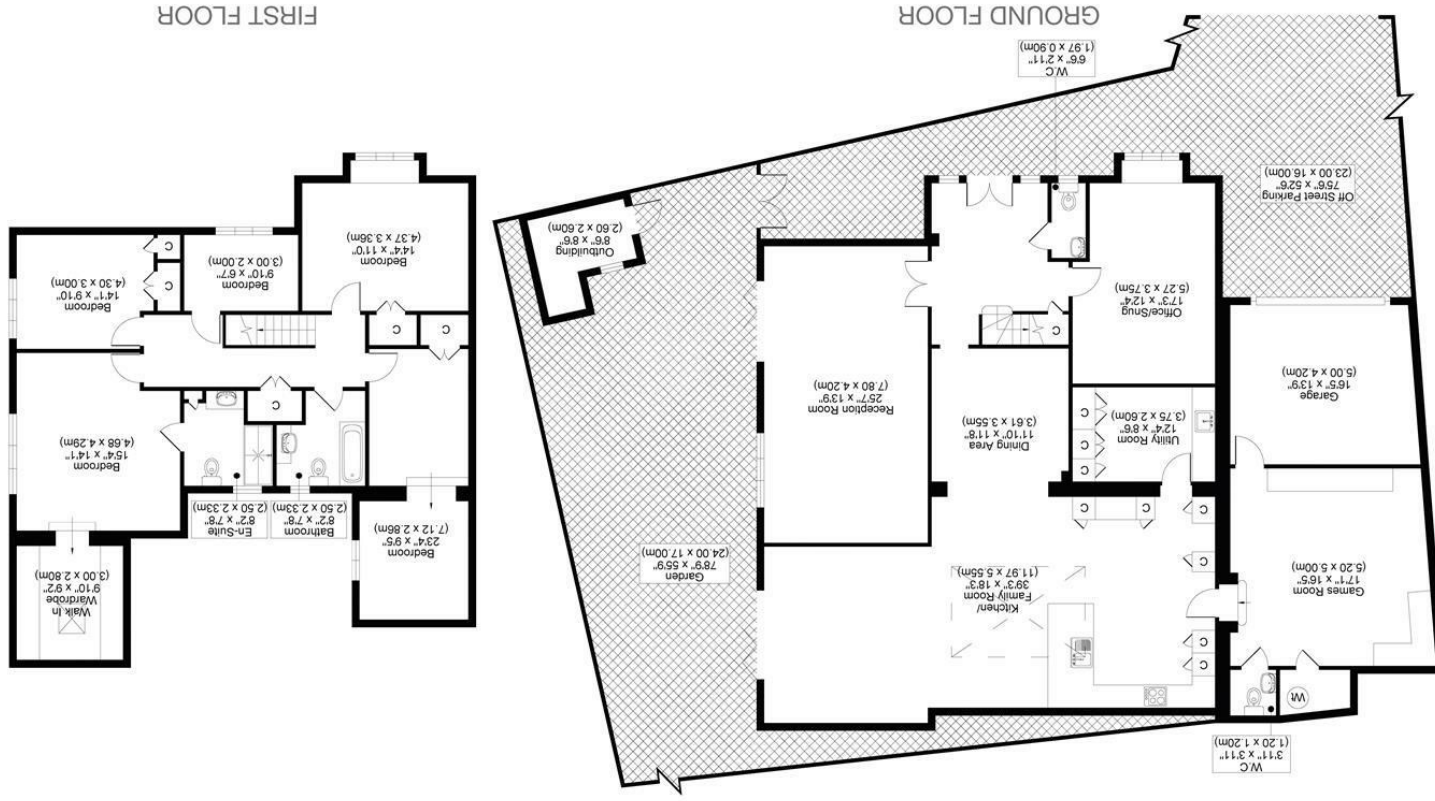




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



THE LAWNS, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & OUTBUILDING 3530 SQ.FT (328 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & OUTBUILDING 3256 SQ.FT (302 SQ.M)



THE LAWNS, SOUTH CHEAM SM2 7PU

GUIDE PRICE £1,500,000

**** GUIDE PRICE £1,500,000 TO £1,600,000****

**** CHAIN FREE**** THE OPPORTUNITY TO PURCHASE A HOME IN THE LAWNS IS A RARE THING INDEED. IT IS OVER 13 YEARS SINCE WE SOLD THIS PARTICULAR PROPERTY TO THE CURRENT OWNERS, AND SINCE THEN ONLY ONE OTHER SALE HAS TAKEN PLACE. THAT SAYS A LOT ABOUT THIS SUPERB SOUTH CHEAM CUL-DE-SAC LOCATION. WITHIN ONLY A FEW MINUTES' WALK OF CHEAM STATION AND LOCAL SHOPS YET SET BACK IN A HIDDEN GEM OF A LOCATION THAT IS UNKNOWN EVEN TO MANY LOCAL PEOPLE, IT IS EASY TO UNDERSTAND WHY ONE MIGHT STAY SO LONG. THIS PARTICULAR HOUSE HAS BEEN RENOVATED TO A MOST EXACTING STANDARD AND OFFERS FIVE BEDROOMS INCLUDING A MASTER BEDROOM SUITE WITH WALK-IN WARDROBE AND EN-SUITE. THE GROUND FLOOR OFFERS A WONDERFUL OPEN PLAN KITCHEN/FAMILY ROOM THAT IS SURE TO BE THE HUB OF ANY MODERN HOME, AND CONNECTS TO A SEPARATE UTILITY ROOM., AND IN ADDITION PROVIDES A LARGE SEPARATE RECEPTION ROOM, A FURTHER OFFICE/SNUG AND A "BONUS" GAMES ROOM TUCKED AWAY TO THE REAR OF THE GARAGE AND GIVING ACCESS TO A DOWNSTAIRS CLOAKROOM. THE PROPERTY ALSO OFFERS GENEROUS DRIVEWAY PARKING AND AN ATTACHED GARAGE. DO NOT MISS OUT - CALL US TODAY TO RESERVE YOUR VIEWING APPOINTMENT.

- EXTREMELY RARE OPPORTUNITY TO PURCHASE A DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC CLOSE TO CHEAM STATION AND SHOPS
- WONDERFUL OPEN PLAN KITCHEN/FAMILY ROOM THAT SO MANY BUYERS ARE LOOKING FOR IN THE CURRENT MARKET
- FIVE BEDROOMS INCLUDING A GENEROUS MASTER BEDROOM SUITE WITH WALK-IN WARDROBE AND ATTRACTIVE EN-SUITE
- CHAIN FREE
- EPC RATING C
- COUNCIL TAX BAND G

