



International Property Measurement Standards (IPMS2 Residential) © rchecom 2023.
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Shirley Avenue, South Chiam, SM2
 Approximate Area = 4566 sq ft / 424.2 sq m (includes garage)
 Limited Use Area(s) = 514 sq ft / 47.7 sq m
 Total = 5080 sq ft / 471.9 sq m
 For identification only - Not to scale

Denotes restricted head height



A QUITE SIMPLY BREATHE-TAKING CORNER PLOT DETACHED FAMILY HOME OFFERING OVER 4,500 SQUARE FEET OF STYLISH AND SUPERBLY PRESENTED ACCOMMODATION ARRANGED OVER THREE FLOORS. THIS UNIQUE HOME OFFERS A TOTAL OF SIX BEDROOMS AND FOUR BATHROOMS, INCLUDING A MASTER BEDROOM SUITE WHICH MUST BE SEEN IN ORDER TO BE FULLY APPRECIATED. OTHER FEATURES OF PARTICULAR NOTE INCLUDE A SPECTACULAR KITCHEN/FAMILY/BREAKFAST ROOM WITH MAXIMUM DIMENSIONS OF OVER 40FT BY 24FT AND STYLISH BI-FOLD DOORS OPENING OUT ONTO A MARVELLOUS YORK STONE PATIO LEADING TO A WELL-TENDED REAR GARDEN THAT IS ALSO A MAIN FEATURE OF THIS FINE HOME.

- IMPOSING CORNER PLOT DETACHED FAMILY HOME OFFERING SIX BEDROOMS FOUR BATHROOMS AND TOTTALLING OVER 4,500 SQUARE FEET
- LANDMARK CORNER PLOT LOCATION ON A PREMIUM ROAD AT THE HEART OF SOUTH CHEAM
- GENEROUS ROOM SIZES ON ALL THREE FLOORS
- AN INCREDIBLE HOME WHICH MUST BE SEEN - CALL US NOW TO RESERVE YOUR VIEWING APPOINTMENT
- EPC RATING C
- COUNCIL TAX BAND G

