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RICS

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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 & RESTRICTED HEAD HEIGHT 2306 SQ.FT (214 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & RESTRICTED HEAD HEIGHT 1894 SQ.FT (176 SQ.M)

CARLTON CRESCENT, SM3



CHRISTIES



CARLTON CRESCENT, CHEAM SM3 9TS

OFFERS IN THE REGION OF £830,000

LOCATED WITHIN EASY REACH OF CHEAM'S ECLECTIC MIX OF AMENITIES, TOGETHER WITH OFSTED RATED 'OUTSTANDING' CHEAM HIGH SCHOOL, THIS HIGHLY VERSATILE END-TERRACE FAMILY HOME BOASTS AN IMPRESSIVE THREE RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR FAMILY RELAXATION AND ENTERTAINING GUESTS.

FURTHERMORE, WITH FIVE SPACIOUS BEDROOMS - TO INCLUDE MASTER AND GUEST SUITES - THERE IS PLENTY OF ROOM FOR EVERYONE TO ENJOY THEIR OWN PRIVATE SPACE. A TRIO OF MODERN BATH AND SHOWER ROOMS ALSO ENSURE CONVENIENCE AND COMFORT FOR ALL RESIDENTS.

SITUATED IN A PEACEFUL NEIGHBOURHOOD CUL-DE-SAC, THE HOUSE CERTAINLY OFFERS A TRANQUIL RETREAT FROM THE HUSTLE AND BUSTLE OF EVERYDAY LIFE.

ANOTHER HIGHLIGHT IS PARKING VIA THE DOUBLE GARAGE; CONVENIENTLY LOCATED TO THE REAR OF THE GARDEN AND ENSURING YOU ALWAYS HAVE A SPACE AFTER A LONG DAY. THERE IS HOWEVER PLENTIFUL, UNRESTRICTED STREET PARKING IN THE IMMEDIATE VICINITY, FOR GUESTS AND ADDITIONAL VEHICLES.

WHETHER YOU'RE A GROWING FAMILY OR SOMEONE WHO LOVES TO HOST GATHERINGS, THIS SUPERB CHOICE OFFERS THE PERFECT BLEND OF SPACE, COMFORT AND FUNCTIONALITY.

- IMPRESSIVE, EXTENDED HOME
- QUIET CUL-DE-SAC SETTING
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- HIGHLY VERSATILE, FAMILY-FRIENDLY LAYOUT
- OPEN-PLAN KITCHEN-BREAKFAST ROOM
- LUXURIOUS MASTER SUITE, GUEST SUITE & THREE FURTHER BEDROOMS
- PART-WALLED REAR GARDEN WITH LARGE PAVED TERRACE
- PARKING VIA DOUBLE GARAGE & SURROUNDING UNRESTRICTED STREET PARKING
- 5 MINUTE WALK TO CHEAM HIGH SCHOOL - OFSTED 'OUTSTANDING'
- EPC: C, COUNCIL TAX BAND: F

