



www.centro-pic.uk | Telephone 020 8401 5000
www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR
OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

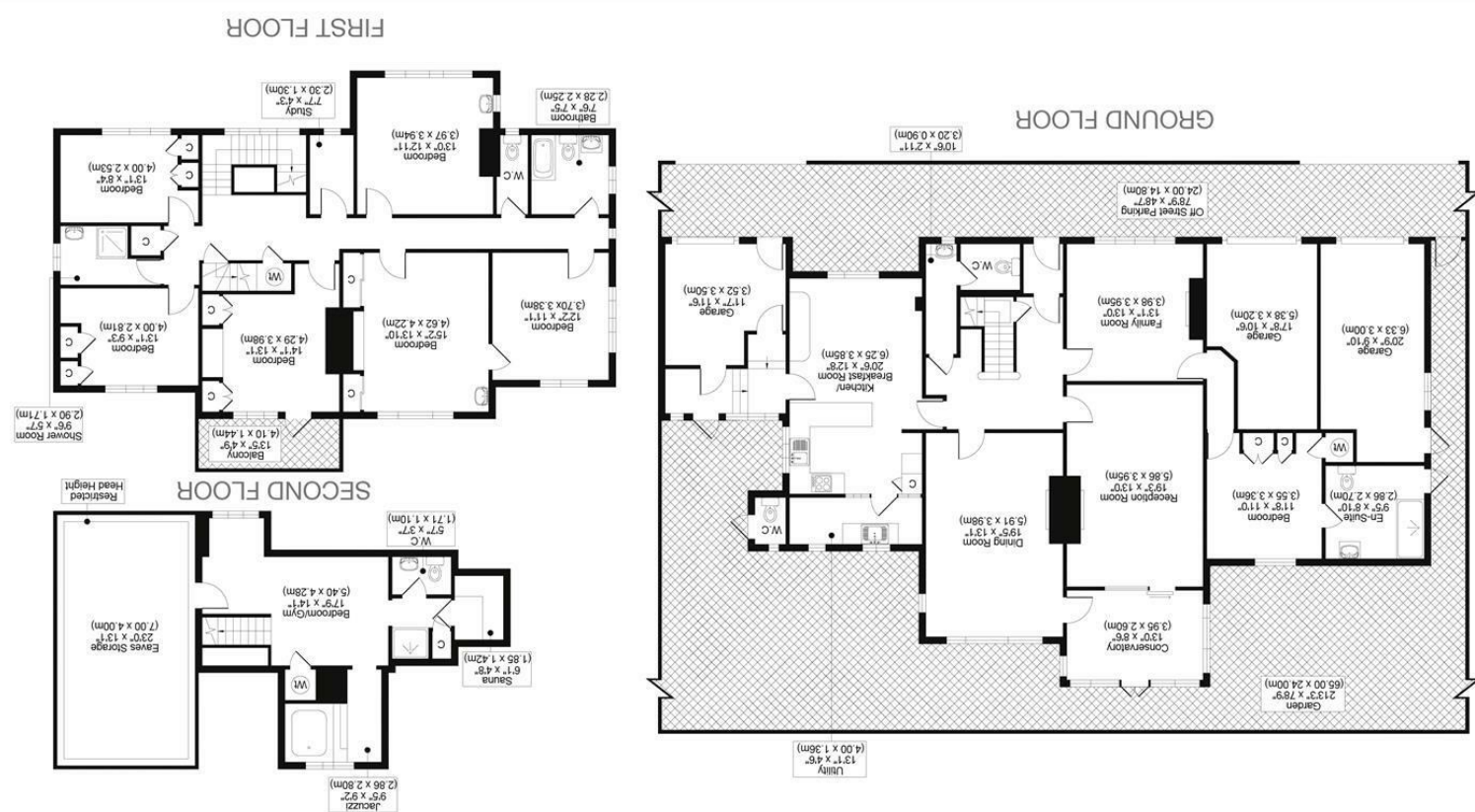
RICS

The Property Ombudsman

CHRISTIES

optica
MEDA
optimedia.co.uk

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 & EAVES STORAGE 4243 SQ.FT (394 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & EAVES STORAGE 3447 SQ.FT (320 SQ.M)

SHIRLEY AVENUE, SM2



CHRISTIES



SHIRLEY AVENUE, SOUTH CHEAM SM2 7QR

GUIDE PRICE £2,100,000

CHRISTIES ARE PRIVILEGED TO OFFER A ONCE IN A GENERATION OPPORTUNITY TO ACQUIRE A BURTON BUILT HOME OF SUPERB SUBSTANCE AND CHARM, LOCATED ON ONE OF SOUTH CHEAM'S MOST SOUGHT-AFTER, TREE-LINED AVENUES AND SURROUNDED BY SIMILARLY IMPRESSIVE NEIGHBOURING DWELLINGS.

OCCUPYING A GENEROUS PLOT AND APPROACHED VIA A SWEEPING CARRIAGE DRIVEWAY, THE PROPERTY BOASTS WELL-PROPORTIONED ACCOMMODATION ARRANGED OVER THREE FLOORS, TO INCLUDE A VERSATILE INTEGRAL ANNEXE WHICH COULD BE FURTHER ENLARGED SHOULD ONE WISH VIA CONVERSION OF THE DOUBLE GARAGING, (SUBJECT TO OBTAINING ANY REQUIRED PERMISSIONS).

THE FAMILY-FRIENDLY REAR GARDEN MEASURING OVER 200FT IN LENGTH IS A FINE FEATURE OF THE PROPOSITION, WITH ITS LEVEL LAWN, MATURE PLANTING AND 'HIDDEN' PLAY AREA, OFFERING ENDLESS SCOPE FOR RELAXATION AND ENTERTAINMENT.

CHEAM VILLAGE WITH ITS ECLECTIC MIX OF DAY-TO-DAY AMENITIES, BOUTIQUES AND EATERIES IS WITHIN EASY REACH, AS INDEED ARE A HOST OF HIGHLY REGARDED SCHOOLING OPTIONS, TO INCLUDE NONSUCH HIGH SCHOOL, HARRIS ACADEMY AND CUDDINGTON CROFT PRIMARY.

- PRIME SOUTH CHEAM LOCATION
- INTEGRAL ANNEXE
- SUPERB SCOPE TO REMODEL/ENLARGE TO TASTE (STPP)
- TRIPLE GARAGING & CARRIAGE DRIVEWAY
- EPC RATING: E
- COUNCIL TAX BAND: G

