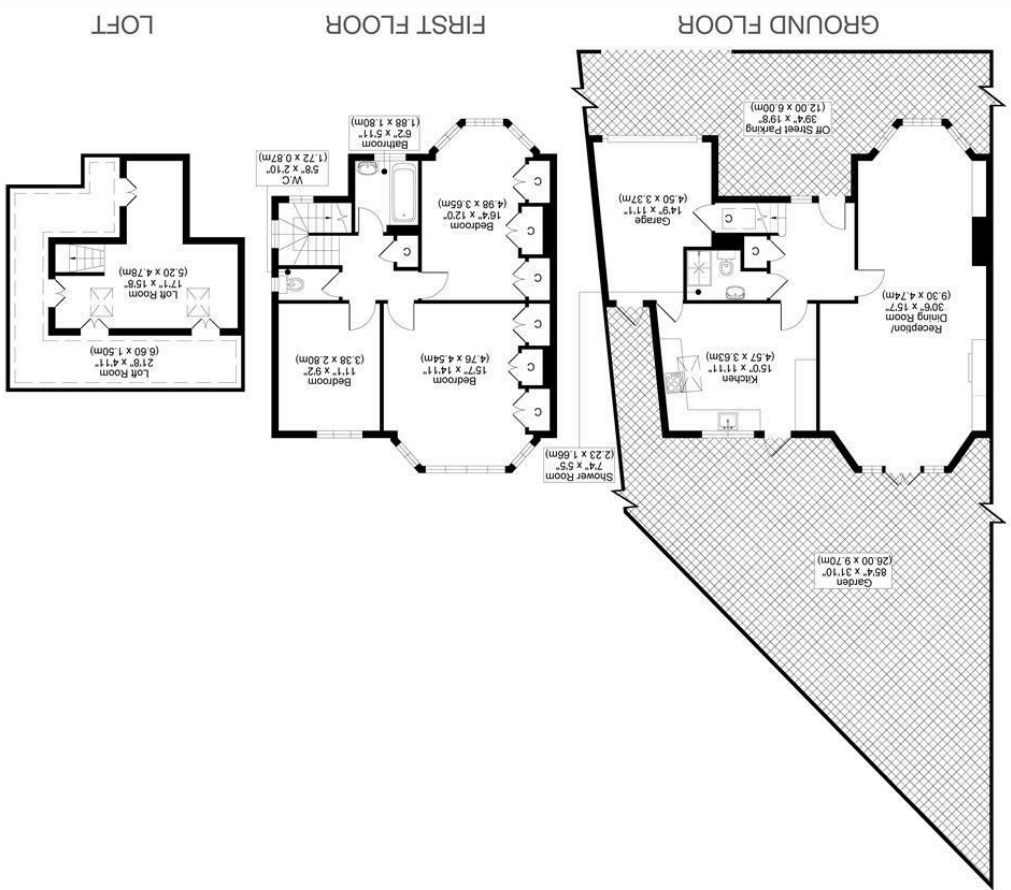




ANNE BOLEYN'S WALK, SM3
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & LOFT 1924 SQ.FT (179 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & LOFT 1387 SQ.FT (129 SQ.M)



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.



ANNE BOLEYN'S WALK, CHEAM SM3 8DF

OFFERS IN EXCESS OF £890,000

A VERY RARE OPPORTUNITY TO PURCHASE A CHAIN FREE THREE DOUBLE BEDROOM SEMI DETACHED CHARACTER HOME ON THE HIGHLY SOUGHT AFTER ANNE BOLEYN'S WALK IN THE HEART OF CHEAM VILLAGE. THIS HOME IS BEAUTIFULLY PRESENTED AND OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. WITH THREE WELL-PROPORTIONED BEDROOMS, THIS PROPERTY IS IDEAL FOR FAMILIES OR THOSE SEEKING EXTRA SPACE. THE HOUSE FEATURES A WELCOMING RECEPTION ROOM, PROVIDING A WARM AND INVITING ATMOSPHERE FOR BOTH RELAXATION AND ENTERTAINING.

THE PROPERTY BOASTS TWO MODERN BATHROOMS, ENSURING THAT MORNING ROUTINES RUN SMOOTHLY FOR ALL OCCUPANTS. THE WELL-DESIGNED LAYOUT MAXIMISES SPACE AND FUNCTIONALITY, MAKING IT A PRACTICAL CHOICE FOR EVERYDAY LIVING. IT ALSO OFFERS A DECORATED LOFT AREA WITH TWO VELUX WINDOWS. THE SPACE CAN BE ACCESSED VIA A FOLD DOWN STEPS FROM THE FIRST-FLOOR LANDING.

ONE OF THE STANDOUT FEATURES OF THIS HOME IS THE AMPLE PARKING AVAILABLE FOR UP TO THREE VEHICLES, A RARE FIND IN THIS SOUGHT-AFTER LOCATION. THIS ADDED CONVENIENCE ALLOWS FOR EASY ACCESS AND PEACE OF MIND FOR RESIDENTS AND GUESTS ALIKE.

SITUATED IN A FRIENDLY NEIGHBOURHOOD, THIS PROPERTY IS CLOSE TO LOCAL AMENITIES, SCHOOLS, AND PARKS, MAKING IT AN EXCELLENT CHOICE FOR FAMILIES. THE SURROUNDING AREA OFFERS A BLEND OF SUBURBAN TRANQUILLITY AND EASY ACCESS TO TRANSPORT LINKS, ENSURING THAT YOU ARE WELL-CONNECTED TO THE WIDER REGION.

- CHAIN FREE THREE DOUBLE BEDROOM SEMI DETACHED CHARACTER HOME IN CHEAM VILLAGE LOCATION
- GENEROUSLY PROPORTIONED ACCOMMODATION THAT OFFERS STYLISH CONTEMPORARY LIVING WITH LOCAL AMMENITIES AND CHEAM STATION CLOSE TO HAND
- SCOPE FOR ALTERATION AND EXTENSION (S.T.P.P.)
- COUNCIL TAX BAND F
- EPC RATING F

