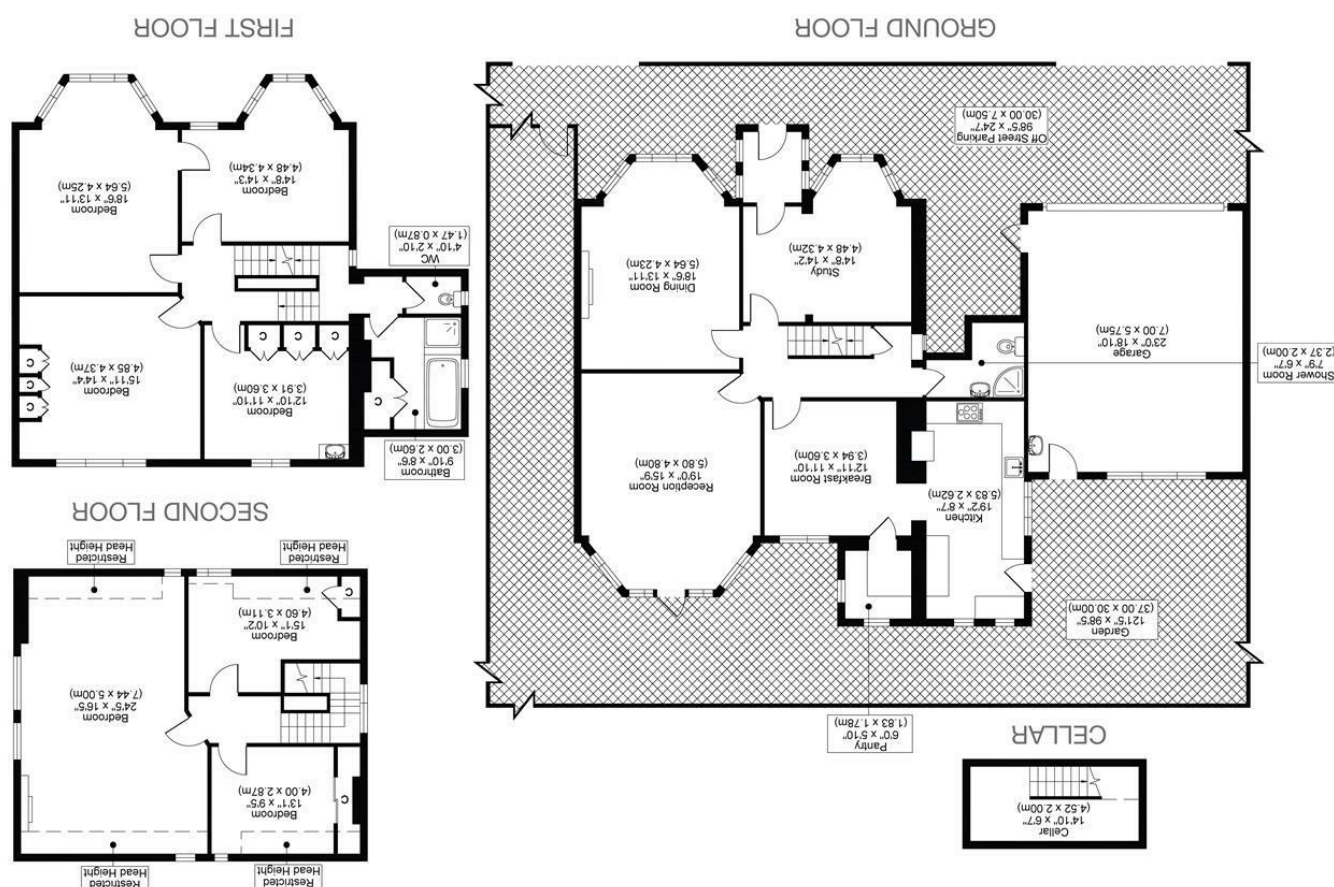


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



YORK ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & RESTRICTED HEAD HEIGHT 3463 SQ.FT (322 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & RESTRICTED HEAD HEIGHT 2923 SQ.FT (272 SQ.M)



****GUIDE PRICE £1,400,000-£1,500,000****
LOCATED ON YORK ROAD IN THE CHARMING AREA OF CHEAM, THIS IMPRESSIVE, DETACHED EDWARDIAN FAMILY HOME OFFERS A SPLENDID BLEND OF PERIOD FEATURES. WITH AN EXPANSIVE LAYOUT, THE PROPERTY BOASTS FOUR RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINING. THE SEVEN GENEROUSLY SIZED BEDROOMS ENSURE THAT THERE IS PLENTY OF ROOM FOR A GROWING FAMILY OR GUESTS, WHILE THE TWO WELL-APPOINTED BATHROOMS ADD TO THE CONVENIENCE OF DAILY LIFE.

SET ON A LOVELY WIDE PLOT, THIS HOME PRESENTS A WEALTH OF POTENTIAL FOR THOSE LOOKING TO PERSONALISE THEIR LIVING SPACE OR EVEN EXTEND, SUBJECT TO THE NECESSARY PERMISSIONS. THE PROPERTY ALSO BENEFITS FROM PARKING FOR MULTIPLE VEHICLES, A RARE FIND IN THIS DESIRABLE LOCATION.

CHEAM VILLAGE, WITH ITS DELIGHTFUL SHOPS AND AMENITIES, IS JUST A STONE'S THROW AWAY, MAKING IT EASY TO ENJOY LOCAL CONVENIENCES. ADDITIONALLY, THE PROXIMITY TO CHEAM TRAIN STATION OFFERS EXCELLENT TRANSPORT LINKS FOR COMMUTERS, ENSURING THAT YOU ARE WELL-CONNECTED TO LONDON AND BEYOND. FAMILIES WILL APPRECIATE THE ABUNDANCE OF HIGHLY REGARDED SCHOOLS IN THE VICINITY, MAKING THIS AN IDEAL LOCATION FOR THOSE WITH CHILDREN.

IN SUMMARY, THIS EDWARDIAN DETACHED HOUSE ON YORK ROAD IS A REMARKABLE OPPORTUNITY FOR ANYONE SEEKING A SPACIOUS FAMILY HOME IN A VIBRANT COMMUNITY. WITH ITS GENEROUS LIVING SPACES, POTENTIAL FOR ENHANCEMENT, AND CONVENIENT LOCATION, IT IS SURE TO ATTRACT CONSIDERABLE INTEREST.

- 7-BEDROOM, 4 RECEPTION, DETACHED FAMILY HOME
- IDEALLY LOCATED FOR A HOST OF AMENITIES IN CHEAM AND SUTTON
- FANTASTIC PLOT WITH POTENTIAL TO EXTEND S.T.P
- COUNCIL TAX BAND G
- EPC RATING D

