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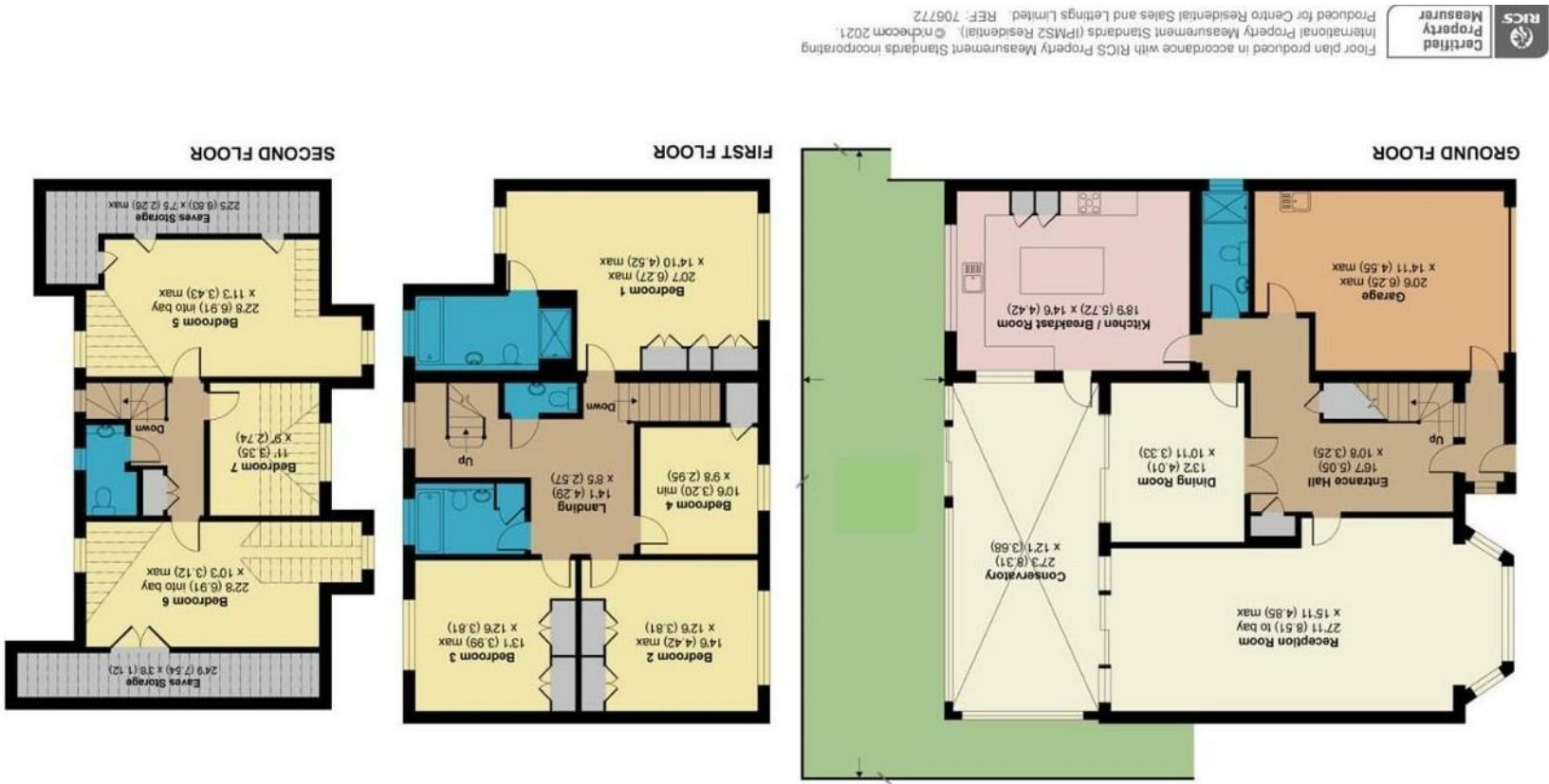
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RICS

The Property
Ombudsman

CHRISTIES



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Centro Residential Sales and Lettings Limited. REF: 706772

Denotes restricted
head height

Chamneys Close, Chesham, SM2
Approximate Area = 3585 sq ft / 333 sq m (includes garage)
Limited Use Area(s) = 353 sq ft / 32.8 sq m
Total = 3938 sq ft / 365.8 sq m
For identification only - Not to scale



CHRISTIES



GUIDE PRICE £1,400,000 - £1,500,000

SITUATED IN THE CHARMING CUL-DE-SAC OF CHAMPNEYS CLOSE, CHEAM, THIS SPLENDID DETACHED HOUSE OFFERS AN EXCEPTIONAL FAMILY LIVING EXPERIENCE.

BOASTING AN IMPRESSIVE SEVEN BEDROOMS, THIS HOME IS PERFECT FOR LARGER FAMILIES OR THOSE SEEKING AMPLE SPACE. THE LAYOUT IS THOUGHTFULLY DESIGNED OVER THREE FLOORS, ENSURING THAT EVERY MEMBER OF THE FAMILY CAN ENJOY THEIR OWN SPACE. THE FOUR RECEPTION ROOMS PROVIDE VERSATILE AREAS FOR RELAXATION, ENTERTAINMENT, OR EVEN A HOME OFFICE, CATERING TO A VARIETY OF LIFESTYLE NEEDS.

THE PROPERTY FEATURES THREE WELL-APPOINTED BATHROOMS, MAKING MORNING ROUTINES A BREEZE FOR BUSY FAMILIES. ADDITIONALLY, THE INTEGRAL GARAGE AND PARKING FOR UP TO THREE VEHICLES OFFER CONVENIENCE AND EASE, A RARE FIND IN SUCH A DESIRABLE LOCATION.

CHEAM VILLAGE IS JUST A STONE'S THROW AWAY, OFFERING A DELIGHTFUL ARRAY OF SHOPS, SCHOOLS, AND TRANSPORT FACILITIES, MAKING DAILY LIFE BOTH CONVENIENT AND ENJOYABLE. THE SURROUNDING AREA IS KNOWN FOR ITS COMMUNITY SPIRIT AND PICTURESQUE SURROUNDINGS, PERFECT FOR FAMILY OUTINGS AND LEISURELY STROLLS.

THIS FANTASTIC FAMILY HOME IS A RARE GEM IN THE MARKET, AND EARLY VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE ITS CHARM AND POTENTIAL. DON'T MISS THE OPPORTUNITY TO MAKE THIS WONDERFUL PROPERTY YOUR OWN.

- DETACHED FAMILY HOME
- 7 BEDROOMS, 4 RECEPTION ROOM, 3 BATHROOMS
- IDEALLY LOCATED FOR CHEAM VILLAGE AND ITS HOST OF AMENITIES
- COUNCIL TAX BAND G
- EPC RATING D

