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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.



SHIRLEY AVENUE, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & RESTRICTED HEAD HEIGHT & OUTBUILDING 4225 SQ.FT (393 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & RESTRICTED HEAD HEIGHT & OUTBUILDING 2965 SQ.FT (275 SQ.M)



CHRISTIES



SHIRLEY AVENUE, SURREY SM2 7QR

GUIDE PRICE £2,000,000

WELCOME TO SHIRLEY AVENUE – EXCEPTIONAL FAMILY RESIDENCE IN CHEAM

STEP INTO THIS STUNNING PROPERTY THAT OFFERS A RARE COMBINATION OF SPACE, STYLE, AND LIFESTYLE. PERFECTLY POSITIONED ON THE HIGHLY DESIRABLE SHIRLEY AVENUE IN CHEAM. FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT, THIS IMPRESSIVE HOME SHOWCASES CONTEMPORARY DESIGN AND HIGH-QUALITY FIXTURES OVER THREE FLOORS, PROVIDING ABUNDANT LIVING SPACE IDEAL FOR MODERN FAMILY LIFE.

THE GROUND FLOOR FEATURES A WELCOMING RECEPTION ROOM AND A SPACIOUS OPEN-PLAN KITCHEN, DINING, AND FAMILY AREA THAT SEAMLESSLY FLOWS TO THE REAR GARDEN – PERFECT FOR BOTH EVERYDAY LIVING AND ENTERTAINING. A UTILITY ROOM AND GARAGE ADD PRACTICAL CONVENIENCE.

ON THE FIRST FLOOR, YOU WILL FIND THREE GENEROUS BEDROOMS, EACH WITH ITS OWN EN-SUITE BATHROOM, INCLUDING A LUXURIOUS PRINCIPAL SUITE WITH A WALK-IN WARDROBE. THE SECOND FLOOR OFFERS A VERSATILE FOURTH BEDROOM, ALSO BENEFITING FROM ITS OWN MODERN EN-SUITE – PERFECT FOR GUESTS OR A HOME OFFICE.

OUTSIDE, THE PROPERTY BOASTS A BEAUTIFULLY LANDSCAPED GARDEN WITH A SWIMMING POOL AND AN IMPRESSIVE POOL HOUSE, COMPLETE WITH A KITCHEN, SAUNA, AND SHOWER ROOM – IDEAL FOR ENTERTAINING OR MULTI-GENERATIONAL LIVING. AMPLE PARKING TO THE FRONT ENSURES BOTH LUXURY AND PRACTICALITY.

SITUATED IN A PRESTIGIOUS AND SOUGHT-AFTER AREA, THIS RESIDENCE IS WITHIN EASY REACH OF EXCELLENT LOCAL SCHOOLS, AMENITIES, AND TRANSPORT LINKS. DO NOT MISS THE OPPORTUNITY TO OWN A TRULY REMARKABLE, HIGH-SPECIFICATION FAMILY HOME ON SHIRLEY AVENUE.

- OPEN-PLAN KITCHEN, DINING, AND FAMILY AREA FLOWING SEAMLESSLY TO A LANDSCAPED GARDEN.
- PRIVATE GARDEN WITH SWIMMING POOL AND POOL HOUSE FEATURING KITCHEN, SAUNA, AND SHOWER.
- GARAGE, UTILITY ROOM, AND AMPLE PARKING IN A PRESTIGIOUS CHEAM LOCATION NEAR TOP SCHOOLS AND TRANSPORT LINKS.
- COUNCIL TAX BAND G
- EPC RATING D

