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RICS

The Property Ombudsman

CHRISTIES

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



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1835 SQ.FT (171 SQ.M)
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1876 SQ.FT (174 SQ.M)
NORTHEY AVENUE, SM2



CHRISTIES



SITUATED ON THE DESIRABLE NORTHEY AVENUE IN SOUTH CHEAM, THIS STUNNING DETACHED HOUSE OFFERS A PERFECT BLEND OF CONTEMPORARY DESIGN AND MODERN LIVING. WITH FOUR SPACIOUS DOUBLE BEDROOMS, THIS PROPERTY IS IDEAL FOR FAMILIES SEEKING COMFORT AND STYLE. THE HOUSE BOASTS THREE WELL-APPOINTED RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINMENT ALONGSIDE A SPACIOUS KITCHEN BENEFITTING FROM UNDERFLOOR HEATING FOR COLD WINTER DAYS.

THE HEART OF THE HOME IS ITS GENEROUS LIVING AREA, WHICH FEATURES BI-FOLD DOORS THAT SEAMLESSLY CONNECT THE INDOORS TO A LARGE GARDEN. THIS OUTDOOR SPACE IS PERFECT FOR FAMILY GATHERINGS, BARBECUES, OR SIMPLY ENJOYING THE FRESH AIR. THE GARDEN IS A TRUE HIGHLIGHT, OFFERING A PRIVATE RETREAT FOR BOTH CHILDREN AND ADULTS ALIKE.

THE PROPERTY ALSO INCLUDES A WELL-DESIGNED BATHROOM WITH UNDERFLOOR HEATING AND PARKING FOR UP TO THREE VEHICLES WITH AN EV CHARGER, ENSURING CONVENIENCE FOR BUSY FAMILIES. LOCATED WITHIN CLOSE PROXIMITY TO OUTSTANDING SCHOOLS, LOCAL AMENITIES, AND BOTH CHEAM AND EWELL EAST STATIONS, THIS HOME IS PERFECTLY POSITIONED FOR EASY ACCESS TO TRANSPORT LINKS AND EVERYDAY NECESSITIES.

ADDITIONALLY, ONLY A HANDFUL OF RESIDENTS WILL BENEFIT FROM DIRECT ACCESS TO SUTTON GRAMMAR FOOTBALL GROUNDS AND HOWELL HILL NATURE RESERVE, PROVIDING OPPORTUNITIES FOR OUTDOOR ACTIVITIES AND LEISURE. THIS HOME TRULY ENCAPSULATES THE ESSENCE OF FAMILY LIVING IN A SOUGHT-AFTER

- **LARGE 4-BED DETACHED HOME**
- **CONTEMPORARY MODERN BLEND THROUGHOUT**
- **SPACIOUS LIVING SPACE**
- **COUNCIL TAX BAND G**
- **EPC RATING D**

