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# CHRISTIES

The Property  
Ombudsman

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All measurements, walls, doors, windows, fittings and their applications, their size and locations are common boundary and cannot be regarded as being a representation either by the seller or his agent.

**FIRST FLOOR**

**GROUND FLOOR**

**TOTAL APPROX FLOOR PLAN AREA 1255 SQ.FT (117 SQ.M)**

TOTAL APPROX FLOOR PLAN AREA 1255 SQ.FT (117 SQ.M)

ST DUNSTANS HILL, SM1



# CHRISTIES

\*\* GUIDE PRICE £650,000 - £700,000\*\*

SITUATED IN A SOUGHT-AFTER AREA, YOU WILL FIND THIS WELL-PRESENTED SEMI-DETACHED FAMILY HOME OFFERING THOUGHTFULLY ARRANGED ACCOMMODATION ACROSS TWO FLOORS.

THE GROUND FLOOR PROVIDES EXCELLENT LIVING AND ENTERTAINING SPACE, COMPRISING A SPACIOUS FRONT RECEPTION ROOM WITH ATTRACTIVE BAY WINDOW, A SEPARATE FAMILY ROOM, AND A WELL-PROPORTIONED KITCHEN/DINING ROOM THAT SERVES AS THE HEART OF THE HOME. ADDITIONAL PRACTICAL FEATURES INCLUDE A UTILITY AREA AND CONVENIENT GROUND FLOOR WC, ENHANCING DAY-TO-DAY FUNCTIONALITY.

TO THE FIRST FLOOR, THE PROPERTY OFFERS FOUR WELL-BALANCED BEDROOMS, MAKING IT IDEAL FOR FAMILIES OR THOSE REQUIRING FLEXIBLE HOME-WORKING SPACE. THE ACCOMMODATION IS SERVED BY A FAMILY BATHROOM, POSITIONED TO CONVENIENTLY SUPPORT ALL BEDROOMS.

EXTERNALLY, THE PROPERTY TRULY STANDS OUT. BOTH THE FRONT AND REAR GARDENS ARE NOTABLY LARGE, OFFERING A HIGH DEGREE OF PRIVACY AND VERSATILITY—IDEAL FOR OUTDOOR ENTERTAINING, FAMILY ACTIVITIES, OR GARDENING. REAR PARKING FURTHER ENHANCES PRACTICALITY WHILE MAINTAINING THE HOME'S SENSE OF SECLUSION. THIS PROPERTY BOASTS OF 2 PARKING SPACES AT THE REAR OF THE PROPERTY.

- WELL-PRESENTED SEMI-DETACHED FAMILY HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- PARKING AT THE REAR
- FRONT & REAR GARDEN'S
- COUNCIL TAX BAND E
- EPC RATING D

