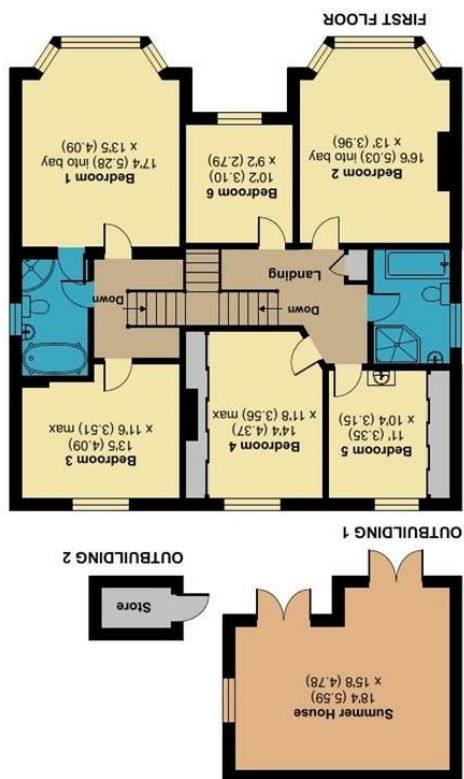
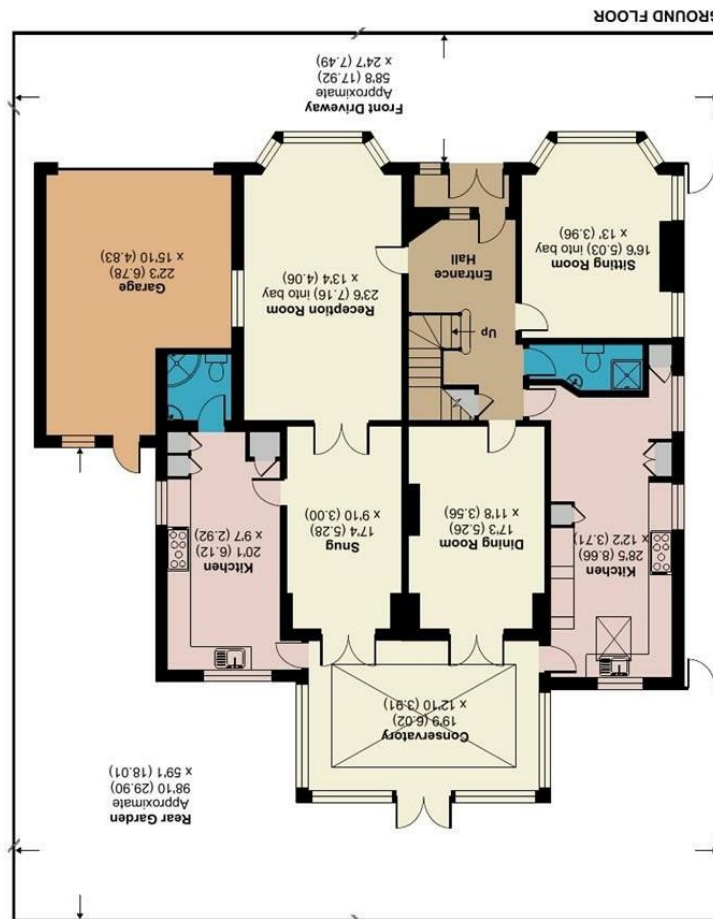




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nckbecom 2023. REF: 1060419



Approximate Area = 3625 sq ft / 336.7 sq m (includes garage)  
 Outbuildings = 277 sq ft / 25.7 sq m  
 Total = 3902 sq ft / 362.4 sq m  
 For identification only - Not to scale



A RARE OPPORTUNITY TO PURCHASE A SUBSTANTIAL AND IMPOSING SIX BEDROOM/FOUR BATHROOM DETACHED FAMILY HOME ON THE HIGHLY REGARDED HOLLAND AVENUE AND BACKING DIRECTLY ONTO OVERTON PARK. THIS GENEROUSLY PROPORTIONED HOME OFFERS A WEALTH OF ORIGINAL CHARACTER FEATURES AND IS SURE TO ATTRACT INTEREST FROM GROWING FAMILIES AS WELL AS COMMUTERS - GIVEN ITS IDEAL LOCATION CLOSE TO SUTTON, CHEAM, AND BELMONT STATIONS. CURRENTLY THE SPACIOUS GROUND FLOOR ACCOMMODATION PROVIDES AN ANNEXE WITH A SECOND KITCHEN, SO MULTI-GENERATIONAL LIVING COULD BE ACHIEVED FROM DAY ONE, IF THAT IS WHAT YOU REQUIRE. THE SCALE OF THE GROUND FLOOR ACCOMMODATION IS TRULY SURPRISING, AND IT IS WELL WORTH STUDYING THE FLOORPLAN PRIOR TO YOUR VISIT. WHEN YOU DO SO, YOU WILL ALSO NOTE THAT ALL SIX BEDROOMS ARE OF EXCELLENT PROPORTIONS, AND THAT THE SPREAD OF BATHROOMS AND SHOWER ROOMS WILL TAKE THE PRESSURE OFF THOSE EARLY MORNING STARTS. CALL US TODAY TO RESERVE YOUR VIEWING APPOINTMENT.

- SWEEPING CARRIAGE DRIVEWAY
- SOUGHT AFTER LOCATION
- VIEWS OF OVERTON PARK
- EPC RATING D
- COUNCIL TAX BAND G

