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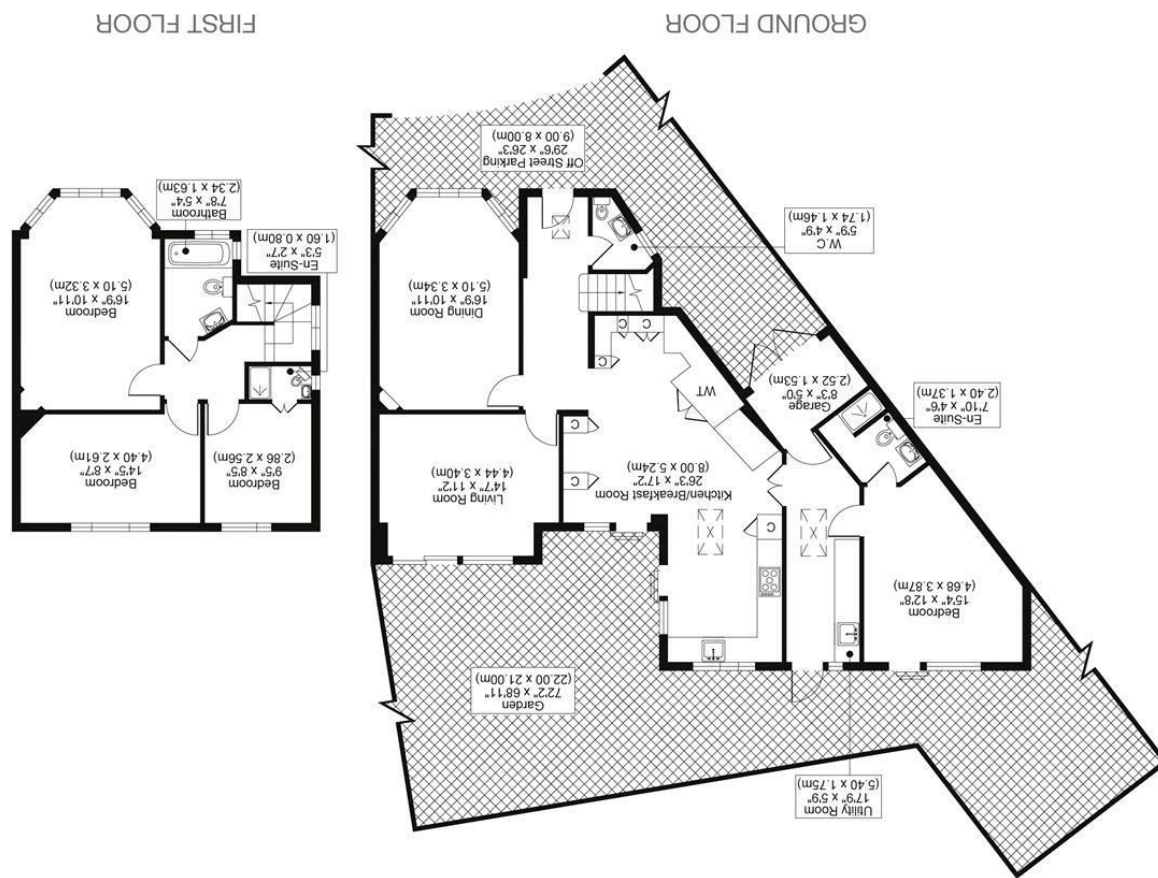
RICS

The Property Ombudsman

CHRISTIES

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



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1629 SQ.FT (151 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1588 SQ.FT (147 SQ.M)

THE GALLOR, SM2



CHRISTIES



# THE GALLOP, SURREY SM2 5RY

GUIDE PRICE £1,000,000

\*GUIDE PRICE £1,000,000 - £1,100,000\*

WELCOME TO THIS CHARMING HOUSE LOCATED ON THE SOUGHT-AFTER ROAD OF THE GALLOP, SOUTH SUTTON. THIS FULLY MODERNISED PROPERTY BOASTS STYLE AND SOPHISTICATION THROUGHOUT WITH TWO RECEPTION ROOMS, A UTILITY ROOM, EN-SUITES, AN EV CHARGER, AND AIR-CONDITIONING, TO LIST JUST A FEW OF THE THOUGHTFUL FEATURES THAT MAKE THIS THE PERFECT FAMILY HOME.

ONE OF THE HIGHLIGHTS OF THIS PROPERTY IS THE LARGE KITCHEN/BREAKFAST ROOM, IDEAL FOR HOSTING DINNER PARTIES OR ENJOYING A LEISURELY BREAKFAST. ALL THE ROOMS AT THE REAR OF THE HOUSE SPILL OUT ONTO THE TRANQUIL REAR GARDEN WHICH PROVIDES BOTH A PEACEFUL RETREAT FROM THE HUSTLE AND BUSTLE OF EVERYDAY LIFE—PERFECT FOR ENJOYING A CUP OF TEA ON A SUNNY AFTERNOON—AND AN OPPORTUNITY TO INDULGE YOUR FRIENDS AND LOVED ONES WITH A GARDEN PARTY.

WITH FOUR DOUBLE BEDROOMS, THERE IS PLENTY OF SPACE FOR EVERYONE TO UNWIND AND MAKE THEMSELVES AT HOME. THE NEWLY REFURBISHED BATHROOMS ADD A TOUCH OF MODERN ELEGANCE TO THIS TRADITIONAL BRITISH HOME. THE CONVENIENCE OF A DOWNSTAIRS BEDROOM WITH EN-SUITE OFFERS FLEXIBILITY AND PRIVACY FOR GUESTS OR FAMILY MEMBERS WHO PREFER TO AVOID STAIRS.

THIS PROPERTY ALSO OFFERS PARKING FOR SEVERAL VEHICLES, ENSURING YOU AND YOUR GUESTS WILL NEVER HAVE TO WORRY ABOUT FINDING A SPOT.

- NEWLY REFURBISHED
- ONE OF A KIND
- TOP SPEC THROUGHOUT
- EPC RATING C
- COUNCIL TAX BAND F

