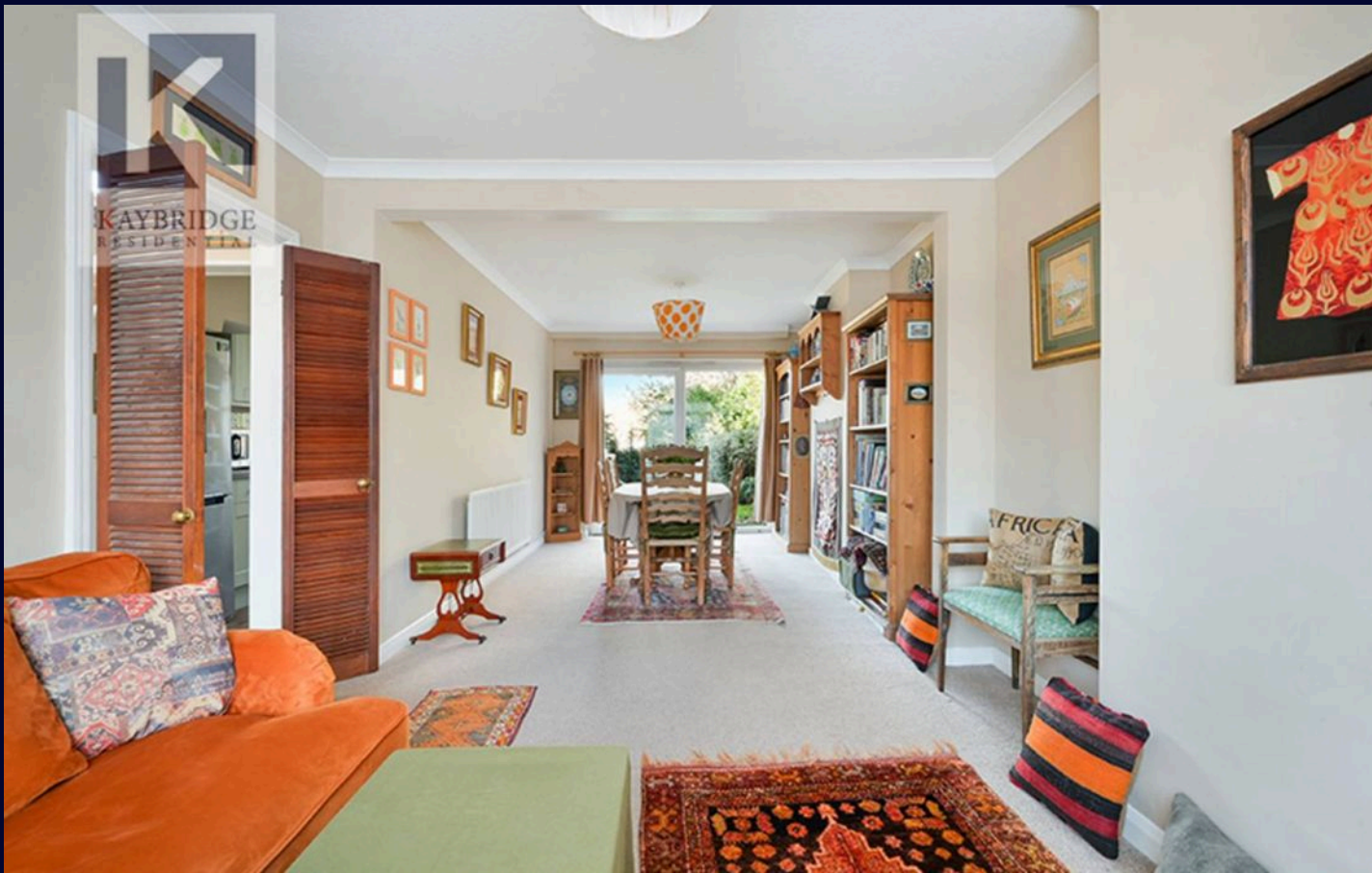




Lumley Gardens

Cheam

Guide Price £590,000 - £625,000



Lumley Gardens

Cheam

- Three-bedroom semi-detached family home
- Sought-after Cheam Village location
- Catchment for outstanding schools
- Potential to extend (STPP)
- Immaculately presented throughout
- Off-street parking and garage
- Spacious garden
- Through-lounge

Introducing this impeccably presented three-bedroom semi-detached family home, situated in the highly coveted Cheam Village locale. Boasting a prime position within the catchment area for outstanding schools, this property offers an exceptional opportunity for a growing family seeking a residence with potential for expansion, subject to obtaining the necessary planning permissions.

Upon entry, you are greeted by a welcoming ambience that flows effortlessly through the home's spacious layout. The interiors are meticulously maintained, showcasing a seamless fusion of classic design and practicality.

The ground floor unfolds to reveal a luminous through-lounge that serves as a versatile space for both relaxation and entertaining. The large windows infuse the room with natural light, creating an inviting atmosphere for every-day living.

The property features three bedrooms, providing ample accommodation for a family or those in need of additional space for a home office or creative areas. Each room has been thoughtfully designed to maximise functionality while maintaining a sense of tranquillity throughout.



The well-appointed kitchen offers a modern culinary experience with its array of integrated appliances and ample storage solutions. Completing this family abode is the secluded garden, offering a serene outdoor retreat perfect for alfresco dining, children's play, or simply unwinding amidst nature's beauty. The property also benefits from off-street parking and a garage, ensuring practicality and security for your vehicles.

In summary, this charming semi-detached house presents a unique opportunity to reside in a sought-after location with the potential to create a bespoke home tailored to your family's needs. With its blend of contemporary comfort and future potential, this property epitomises modern family living at its finest.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



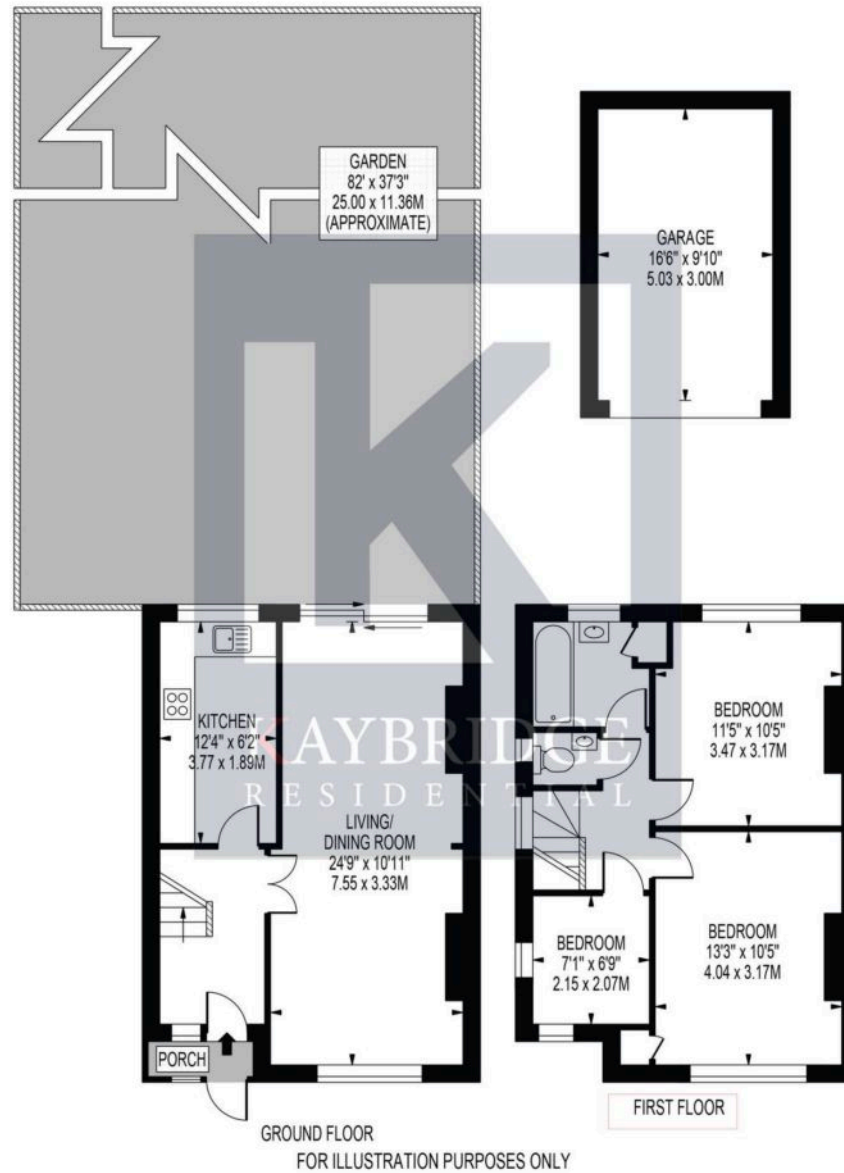


LUMLEY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 833 SQ FT - 77.42 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 162 SQ FT - 15.09 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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