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RICS

The Property Ombudsman

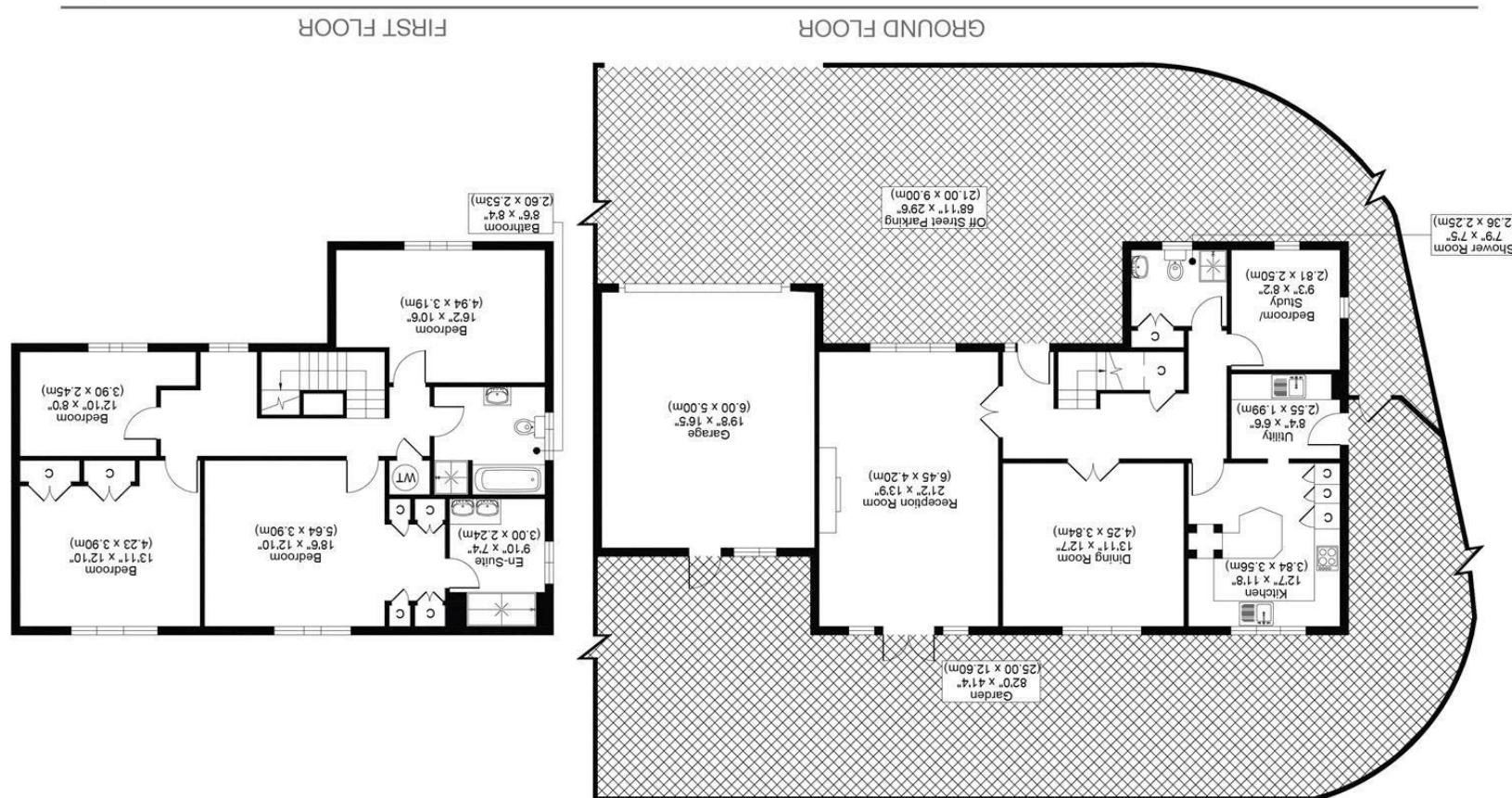
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CHRISTIES

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OPTIC MEDIA

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



VILLEERS GROVE, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1954 SQ.FT (182 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 2277 SQ.FT (212 SQ.M)



CHRISTIES



NESTLED IN THE TRANQUIL CUL-DE-SAC OF VILLIERS GROVE, SOUTH CHEAM, THIS STUNNING DETACHED HOUSE OFFERS A PERFECT BLEND OF COMFORT AND ELEGANCE. WITH FOUR WELL-PROPORTIONED BEDROOMS AND THREE MODERN BATHROOMS, THIS HOME IS IDEAL FOR FAMILIES SEEKING SPACE AND CONVENIENCE. THE MASTER BEDROOM IS PARTICULARLY IMPRESSIVE, FEATURING A WALK-IN WARDROBE AND AN EN-SUITE BATHROOM, ENSURING A PRIVATE RETREAT FOR RELAXATION.

THE PROPERTY BOASTS TWO SPACIOUS RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR BOTH ENTERTAINING GUESTS AND ENJOYING FAMILY TIME. THE LIGHT-FILLED ATMOSPHERE THROUGHOUT THE HOME CREATES A WARM AND INVITING ENVIRONMENT, MAKING IT A DELIGHTFUL PLACE TO LIVE. ADDITIONALLY, THE HOUSE IS CHAIN-FREE, ALLOWING FOR A SMOOTH AND HASSLE-FREE PURCHASE.

FOR THOSE WHO APPRECIATE OUTDOOR LIVING, THE BEAUTIFUL GARDEN SERVES AS A SUN TRAP, PERFECT FOR UNWINDING OR HOSTING GATHERINGS WITH FRIENDS AND FAMILY. THE PROPERTY ALSO OFFERS PARKING FOR UP TO THREE VEHICLES, ADDING TO THE CONVENIENCE OF THIS EXCEPTIONAL HOME.

LOCATED WITHIN WALKING DISTANCE TO CHEAM VILLAGE AND CHEAM STATION, RESIDENTS WILL ENJOY EASY ACCESS TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS. THIS PROPERTY IS A RARE FIND IN A SOUGHT-AFTER AREA, MAKING IT AN EXCELLENT OPPORTUNITY FOR ANYONE LOOKING TO SETTLE IN SOUTH CHEAM. DO NOT MISS THE CHANCE TO MAKE THIS BEAUTIFUL HOUSE YOUR NEW HOME.

ANNUAL MAINTENANCE WITH TUDOR GATE - £200 PER YEAR CURRENTLY AS ADVISED BY VENDOR.

- BEAUTIFUL GATED 4-BED DETACHED HOME
- OFFERED CHAIN FREE
- WALKING DISTANCE TO CHEAM VILLAGE AND STATION
- COUNCIL TAX BAND G
- EPC RATING C

