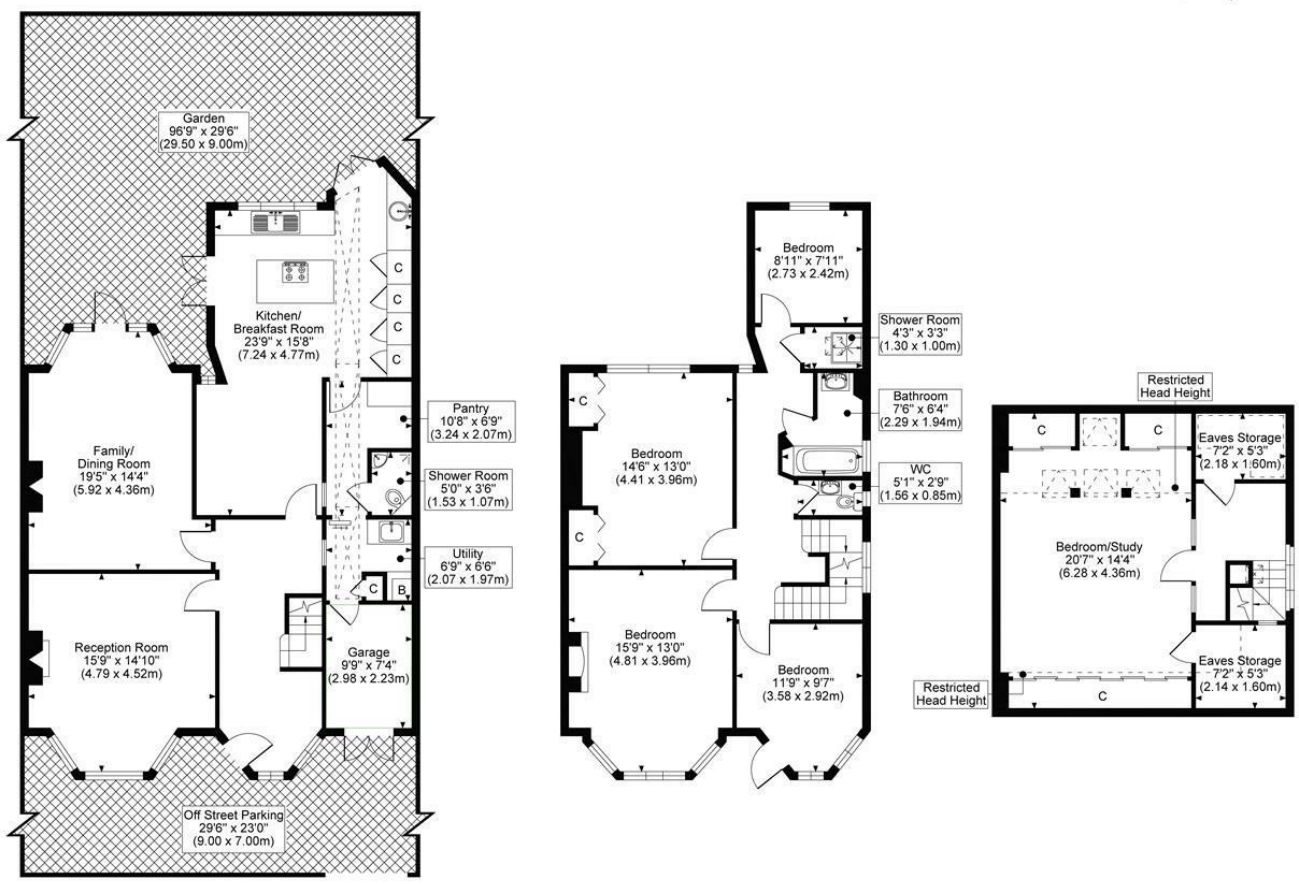


LANDSEER ROAD, SM1

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT GARAGE/EAVES STORAGE 2486 SQ.FT (231 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT GARAGE/EAVES STORAGE 2196 SQ.FT (204 SQ.M)



GROUND FLOOR FIRST FLOOR SECOND FLOOR

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.

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Landseer Road, Cheam SM1 2DE

Guide Price £1,100,000

GUIDE PRICE £1,100,000 - £1,200,000
This exceptional semi-detached character home offers a wonderful blend of period charm, generous accommodation and versatile living space, arranged over three floors. With impressive reception rooms, a substantial kitchen/breakfast room and a wealth of additional facilities, the property offers an ideal setting for modern family living.

The ground floor features a welcoming entrance hall, a spacious reception room and a separate family/dining room, providing excellent space for both relaxing and entertaining. The substantial kitchen/breakfast room is a further highlight, featuring a central island, extensive work surfaces, and ample storage. A useful pantry, utility room and shower room further enhance the practicality of the ground-floor accommodation.

The first floor offers four well-proportioned bedrooms, including two particularly generous rooms, together with a family bathroom, separate shower room, and additional WC. The second floor provides a superb bedroom/study, offering excellent flexibility for use as an additional bedroom, home office, or private retreat, alongside useful eaves storage.

Outside, the property enjoys a substantial rear garden, providing an excellent setting for outdoor entertaining, relaxation and family enjoyment. To the front, a generous driveway provides off-street parking, together with a garage.

Combining character, impressive proportions, and a highly versatile layout, this is a truly special family home offering space and individuality rarely found in a semi-detached property.

- Exceptional semi-detached character home
- Generous and versatile accommodation arranged over three floors
- Impressive kitchen/breakfast room with central island
- Excellent space for family living and entertaining
- Character, charm and impressive proportions throughout
- Council Tax Band F
- EPC Rating C













