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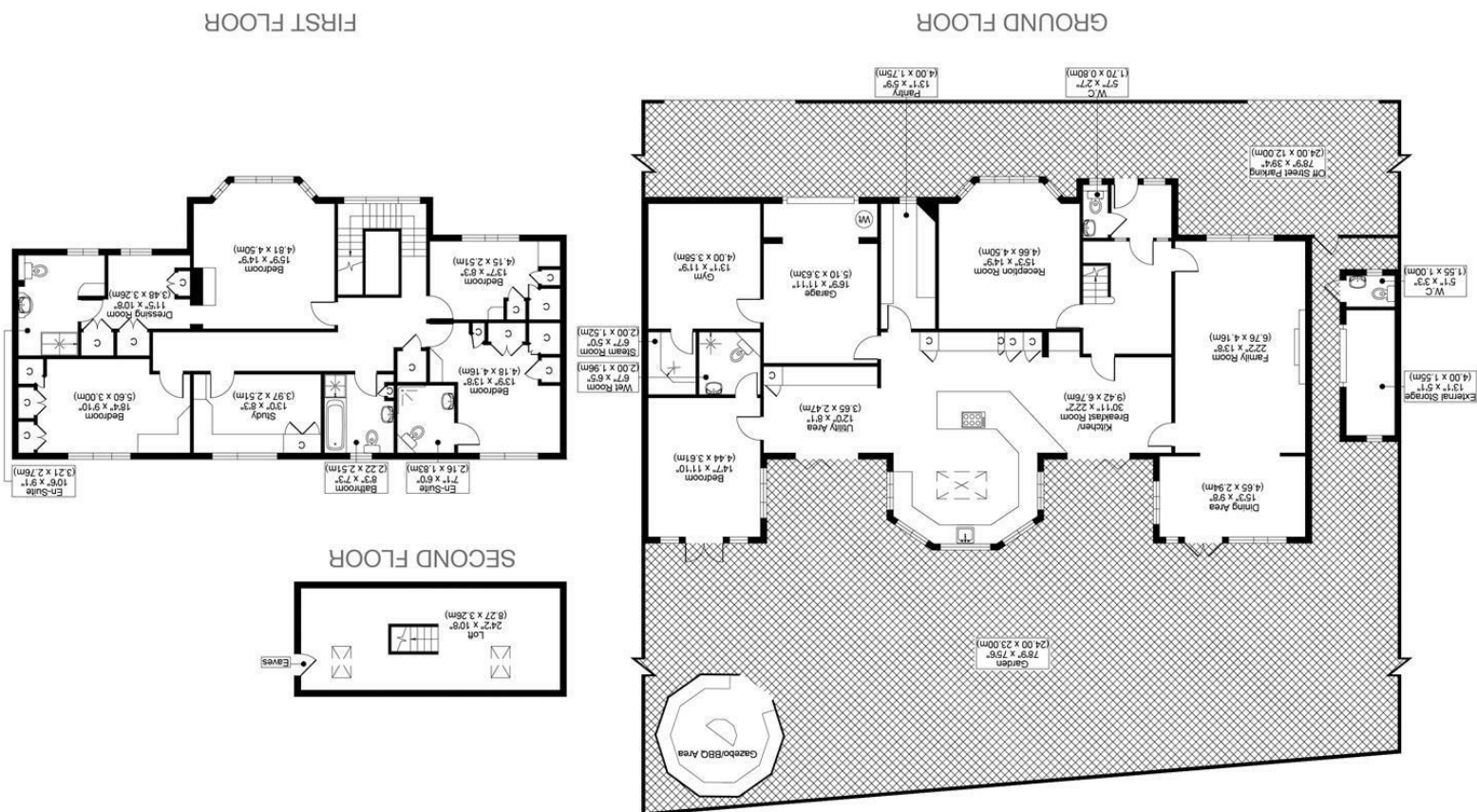
RICS

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.



THE AVENUE, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING/LOFT 3851 SQ.FT (358 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING/LOFT 3277 SQ.FT (304 SQ.M)



CHRISTIES



THE AVENUE, CHEAM SM2 7QB

GUIDE PRICE £2,000,000

**** GUIDE PRICE £2,000,000-£2,225,000****

WELCOME TO THE AVENUE — A SUBSTANTIAL AND BEAUTIFULLY ARRANGED DETACHED FAMILY HOME SET ON AN IMPRESSIVE PLOT, OFFERING EXPANSIVE ACCOMMODATION IN ONE OF THE AREA'S MOST SOUGHT-AFTER LOCATIONS. THIS IMPRESSIVE RESIDENCE PROVIDES GENEROUS AND VERSATILE LIVING SPACE, IDEALLY SUITED TO MODERN FAMILY LIFE. THE GROUND FLOOR FEATURES MULTIPLE RECEPTION AREAS, INCLUDING A SPACIOUS PRINCIPAL RECEPTION ROOM AND A LARGE FAMILY ROOM LEADING THROUGH TO A DINING AREA, CREATING A SEAMLESS SPACE IDEAL FOR BOTH FORMAL ENTERTAINING AND EVERYDAY LIVING. AT THE HEART OF THE HOME IS A STRIKING KITCHEN AND BREAKFAST ROOM, THOUGHTFULLY DESIGNED AS A CENTRAL HUB FOR FAMILY LIFE, WITH VIEWS AND ACCESS TO THE GARDEN. THIS SPACE IS COMPLEMENTED BY A SEPARATE UTILITY AREA, PANTRY, AND ADDITIONAL STORAGE, ENHANCING PRACTICALITY. A FURTHER GROUND FLOOR BEDROOM WITH EN-SUITE FACILITIES OFFERS EXCELLENT FLEXIBILITY FOR GUESTS, MULTI-GENERATIONAL LIVING, OR INDEPENDENT USE, WHILE A GYM WITH ADJOINING STEAM ROOM PROVIDES A LUXURIOUS WELLNESS ELEMENT, ALONGSIDE AN INTEGRAL GARAGE. UPSTAIRS, THE PROPERTY OFFERS A RANGE OF WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL SUITE WITH DRESSING ROOM AND EN-SUITE. ADDITIONAL BEDROOMS ARE SERVED BY A FAMILY BATHROOM AND FURTHER EN-SUITE FACILITIES, PROVIDING COMFORTABLE ACCOMMODATION FOR LARGER FAMILIES. EXTERNALLY, THE PROPERTY BENEFITS FROM A SUBSTANTIAL PRIVATE REAR GARDEN, OFFERING EXCELLENT SPACE FOR OUTDOOR ENTERTAINING AND RECREATION, FURTHER ENHANCED BY A BRICK-BUILT COVERED BBQ AND SEATING AREA, CREATING A SUPERB OUTDOOR ENTERTAINING SPACE. TO THE FRONT, A CARRIAGE DRIVEWAY PROVIDES AMPLE OFF-STREET PARKING AND ACCESS TO THE GARAGE. COMBINING GENEROUS PROPORTIONS, FLEXIBLE ACCOMMODATION AND A HIGHLY DESIRABLE SETTING, THE AVENUE REPRESENTS A SUPERB OPPORTUNITY TO ACQUIRE A SUBSTANTIAL LONG-TERM FAMILY HOME.

- SUBSTANTIAL DETACHED FAMILY HOME
- IMPRESSIVE KITCHEN AND BREAKFAST ROOM WITH UTILITY AND PANTRY
- GROUND FLOOR BEDROOM WITH EN-SUITE, IDEAL FOR GUESTS OR MULTI-GENERATIONAL LIVING
- GYM WITH ADJOINING STEAM ROOM AND BRICK-BUILT OUTDOOR BBQ ENTERTAINING AREA
- CARRIAGE DRIVEWAY PROVIDING AMPLE OFF-STREET PARKING AND INTEGRAL GARAGE
- EPC RATING C
- COUNCIL TAX BAND G

