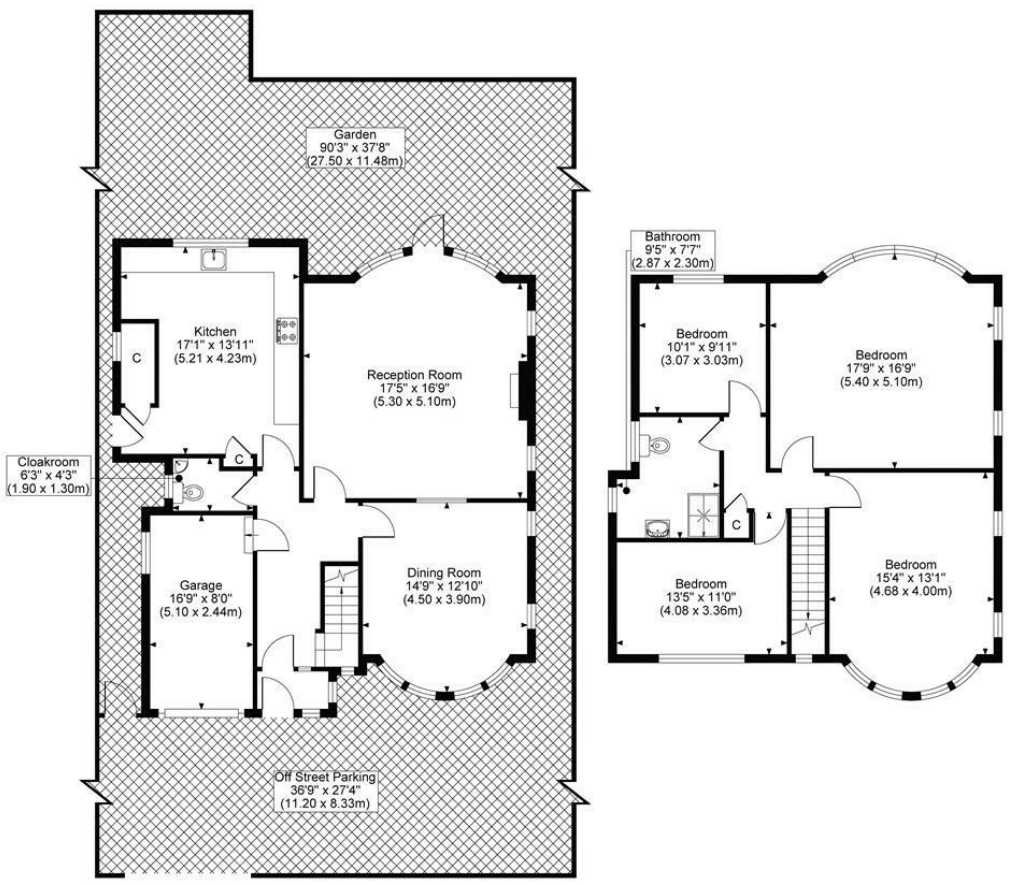


ARUNDEL ROAD CHEAM, SUTTON, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1862 SQ.FT (173 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1744 SQ.FT (162 SQ.M)



GROUND FLOOR FIRST 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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Arundel Road, Cheam SM2 6EU

Guide Price £950,000

CHAIN FREE Situated in one of Cheam's most sought-after roads, this attractive four-bedroom detached family home offers spacious and well-balanced accommodation, a beautifully landscaped rear garden and excellent potential to create a superb long-term family home. Ideally positioned within easy reach of Cheam Village, outstanding local schools, and excellent transport links, it presents a fantastic opportunity in a prime residential location.

The ground floor comprises a welcoming entrance hall leading to a spacious rear reception room overlooking the garden, a separate formal dining room and a generous kitchen/breakfast room, ideal for everyday family life. A ground floor cloakroom and integral garage further enhance the practicality of the home.

Upstairs, the first floor provides four well-proportioned double bedrooms, two of which are exceptionally spacious, together with a modern family bathroom.

Outside, the beautifully landscaped rear garden is a true highlight of the home, extending to approximately 90ft and providing a peaceful, private setting with mature planting, established borders and an abundance of greenery. Perfect for outdoor entertaining, family life or simply relaxing, it offers a wonderful escape while remaining moments from Cheam Village. To the front, a generous driveway provides ample off-street parking and leads to the integral garage.

Offering generous family accommodation, an exceptional garden, and an enviable Cheam location, this is a wonderful opportunity to secure a home in one of the area's most desirable roads.

- Attractive four-bedroom detached family home
- Beautifully landscaped rear garden extending to approximately 90ft
- Driveway providing off-street parking for several vehicles
- Close to Cheam Village, excellent schools and transport links
- Council Tax Band G
- EPC rating: D













