



www.centro.plc.uk | Telephone 020 8401 5000
www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR
OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

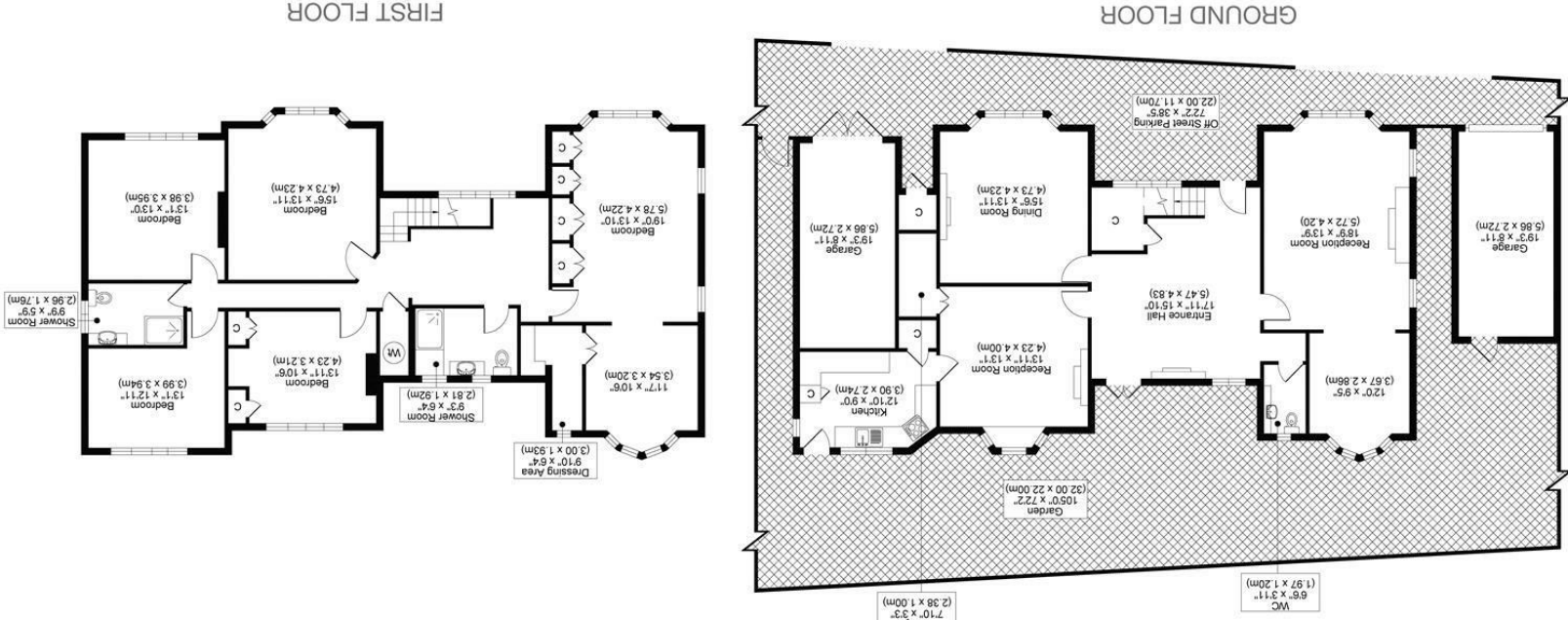
RICS

The Property Ombudsman

CHRISTIES

optica
MEDIA
optimedia.co.uk

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.



YORK ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 3062 SQ.FT (284 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 2719 SQ.FT (253 SQ.M)



CHRISTIES



YORK ROAD, CHEAM SM2 6HH

OFFERS IN EXCESS OF £1,400,000

NESTLED IN THE DESIRABLE AREA OF YORK ROAD, CHEAM, THIS EXCEPTIONAL FIVE-BEDROOM DETACHED HOME EXUDES CHARACTER AND CHARM. WITH THREE SPACIOUS RECEPTION ROOMS, THIS PROPERTY OFFERS AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINING. THE REAR-FACING KITCHEN OFFERS DELIGHTFUL VIEWS OF THE MATURE GARDENS THAT SURROUND THE HOME.

THIS RESIDENCE IS SITUATED IN A SOUGHT-AFTER LOCATION, CONVENIENTLY CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS, MAKING IT AN IDEAL CHOICE FOR FAMILIES AND COMMUTERS ALIKE. THE IMPRESSIVE WIDE PLOT ENHANCES THE PROPERTY'S APPEAL, FEATURING GENEROUS GROUNDS BOTH AT THE FRONT AND REAR, PERFECT FOR OUTDOOR ACTIVITIES OR SIMPLY ENJOYING THE TRANQUILLITY OF YOUR SURROUNDINGS.

HOMES OF SUCH DISTINCTIVE CHARACTER ARE A RARITY IN THE CURRENT MARKET, MAKING THIS PROPERTY A UNIQUE OPPORTUNITY FOR DISCERNING BUYERS. WHETHER YOU ARE LOOKING FOR A FAMILY HOME OR A PLACE TO ENTERTAIN GUESTS, THIS CHARMING HOUSE OFFERS A PERFECT BLEND OF COMFORT AND ELEGANCE. DO NOT MISS THE CHANCE TO MAKE THIS REMARKABLE PROPERTY YOUR OWN.

- ENVIABLY LOCATED FIVE BEDROOM/THREE BATHROOM DETACHED FAMILY HOME
- THREE PRINCIPAL RECEPTION ROOMS OFFERING FLEXIBLE GROUND FLOOR ACCOMMODATION
- HIGHLY REGARDED LOCATION CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS
- COUNCIL TAX BAND G
- EPC RATING D

