



Lumley Road, Cheam

The **PERSONAL** Agent



# Guide Price £675,000

## Freehold

- Modern and Stylish Semi Detached House
- Welcoming Entrance Hallway With Bespoke Storage
- Lounge With Bay Window and Fitted Shutters
- Modern Fully Fitted Kitchen/Dining Room With Breakfast Bar
- Stunning Family Room Rear Extension
- Downstairs Cloakroom
- Three Bedrooms and Modern Family Bathroom
- Level and Secluded Westerly Facing Rear Garden
- Blocked Paved Driveway and Detached Garage
- Popular Road Close To Cheam Village

The Personal Agent are proud to present this cleverly extended and beautifully presented family home, featuring the most stunning rear extension which certainly ensures that this fine property stands out from the crowd.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over two floors. However, for buyers looking for longevity within a home, there is further potential and scope for a significant loft conversion, which many of these homes have undertaken, subject to planning permissions being obtained.

The welcoming entrance hall sets the tone of what's to come with tasteful decor, bespoke under stairs storage and engineered



flooring. From here you have access to a nicely proportioned living room that is centered around a feature fireplace with a large double glazed bay window fitted with bespoke plantation style shutters and then access to what is definitely the heart of this home. The stunning fully fitted kitchen is complete with matching breakfast bar and integrated appliances with a separate dining area for entertaining and a large family room for social gatherings.

This area of the home is truly impressive with French doors opening onto the rear garden and a large skylight light window that floods the space with natural light. Defined dining, family and kitchen areas that all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the thoughtful addition of a downstairs cloakroom. Upstairs there are three nicely proportioned bedrooms all with fitted blinds or shutters and a modern and stylish family bathroom providing a peaceful retreat for rest and rejuvenation.

Outside, the property also shines with a great sized Westerly facing garden that enjoys brilliant privacy with secure gated side access, as well as a smart detached garage which is fully equipped with power and lighting.

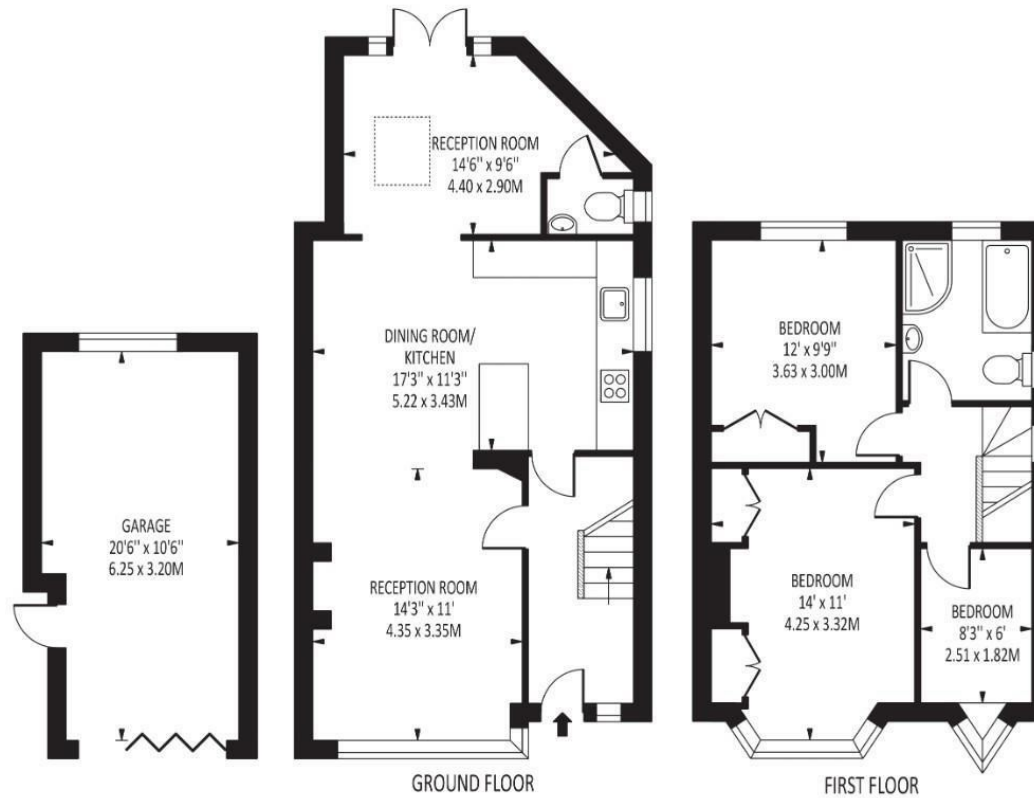
The property is located in a peaceful residential road close to Cheam Village centre, with its range of shops, cafes, restaurants and Waitrose. Nonsuch and Cheam parks are nearby as is a range of schools, both state and private. Nearest stations are Cheam and West Sutton, giving frequent services into London.

Tenure - Freehold  
Council tax band - E









Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>70</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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