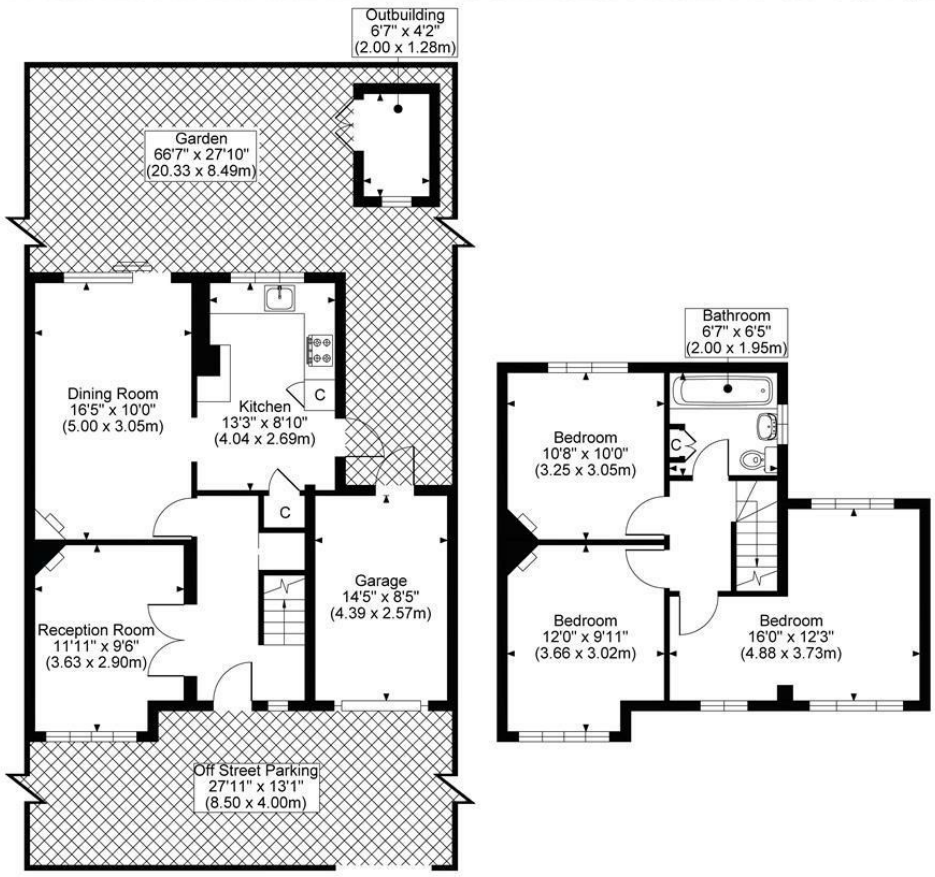
CHRISTIES

QUEENS ACRE, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING 1123 SQ.FT (104 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING 985 SQ.FT (92 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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Queens Acre, Cheam Village SM3 8DH

Guide Price £750,000

GUIDE PRICE £750,00-£800,000VENDOR ONWARDS SECURED**
Situated within the ever-popular Queens Acre, just moments from the amenities of Cheam Village, this attractive semi-detached family home offers spacious accommodation, a generous rear garden and excellent family living throughout.

The ground floor is thoughtfully arranged, featuring a bright reception room to the front alongside a spacious dining room, which flows through to a stylish kitchen via a wide opening, creating a sociable layout ideal for both everyday family life and entertaining. The integral garage offers excellent storage or potential for conversion, subject to the necessary consents.

Upstairs, the property offers three well-proportioned bedrooms, all served by a modern family bathroom, providing comfortable accommodation for families, professionals, and downsizers alike.

Externally, the property enjoys a generous rear garden with a useful outbuilding. To the front, a private driveway provides off-street parking alongside the integral garage.

Offering generous living space, a sought-after Cheam Village location and excellent family accommodation, Queens Acre represents a fantastic opportunity to purchase a home in one of the area's most desirable locations.

- Sought-after location close to Cheam Village
- Spacious reception room and separate dining room
- Three well-proportioned bedrooms
- Private driveway and integral garage
- Council Tax Band E
- EPC Rating D