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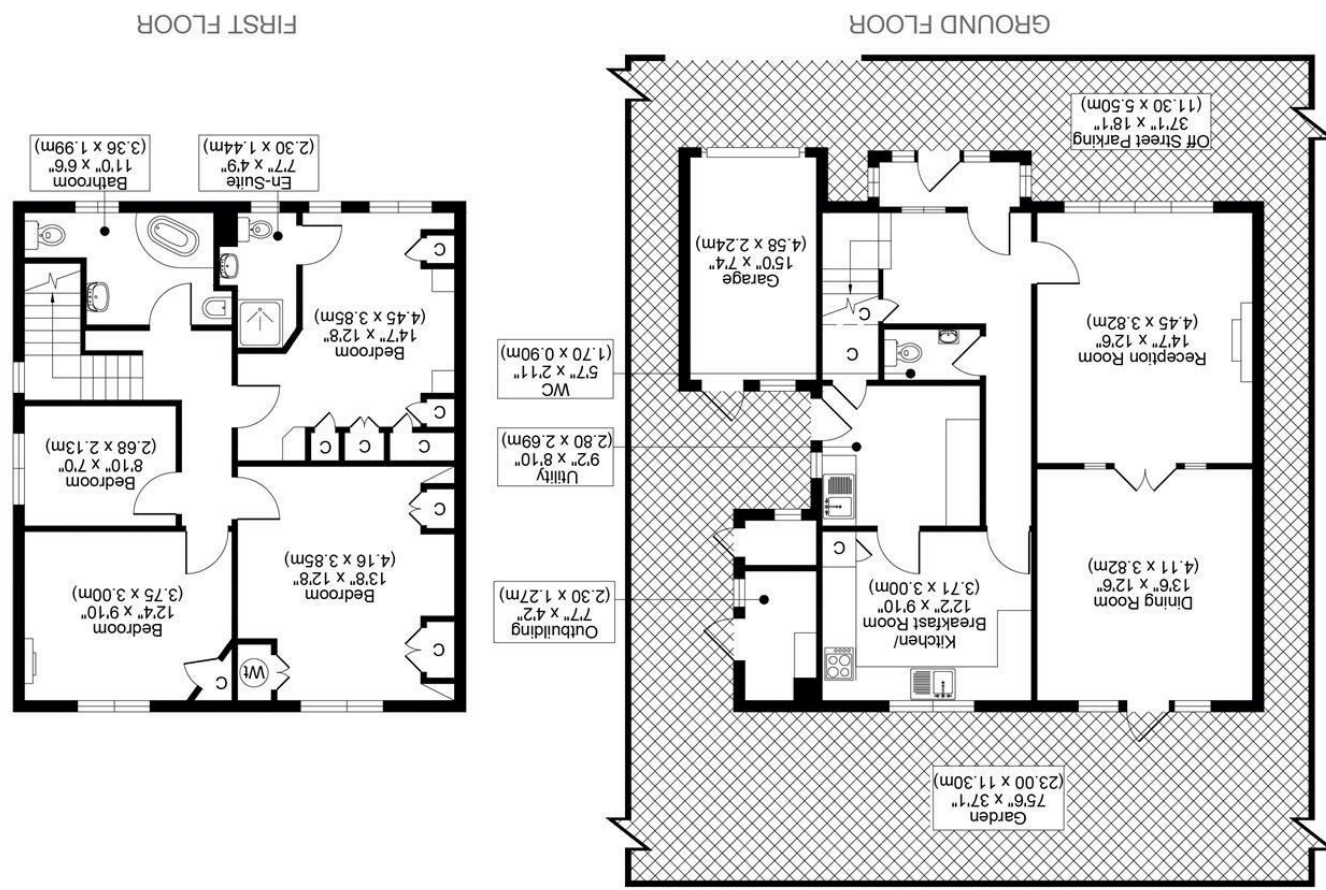
RICS

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.



SALISBURY AVENUE, SM1  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING 1601 SQ.FT (149 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING 1447 SQ.FT (134 SQ.M)



CHRISTIES



## SALISBURY AVENUE, SURREY SM1 2DJ

OFFERS IN EXCESS OF £975,000

WELCOME TO SALISBURY AVENUE – A WELL-PRESENTED AND SPACIOUS DETACHED FAMILY HOME, IDEALLY LOCATED WITHIN A SOUGHT-AFTER RESIDENTIAL SETTING. THIS ATTRACTIVE PROPERTY OFFERS WELL-BALANCED ACCOMMODATION SUITED TO MODERN FAMILY LIVING. THE GROUND FLOOR FEATURES A GENEROUS RECEPTION ROOM ALONGSIDE A SEPARATE DINING ROOM, PROVIDING EXCELLENT FLEXIBILITY FOR BOTH EVERYDAY LIVING AND ENTERTAINING. TO THE REAR, A KITCHEN/BREAKFAST ROOM OVERLOOKS THE GARDEN, CREATING A PRACTICAL AND SOCIABLE SPACE, COMPLEMENTED BY A SEPARATE UTILITY AREA AND CONVENIENT GROUND FLOOR WC. UPSTAIRS, THE PROPERTY OFFERS WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH EN-SUITE, ALONGSIDE ADDITIONAL BEDROOMS SERVED BY A MODERN FAMILY BATHROOM, PROVIDING COMFORTABLE AND VERSATILE ACCOMMODATION FOR FAMILIES AND GUESTS. EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE REAR GARDEN, IDEAL FOR OUTDOOR ENJOYMENT, ALONG WITH AN OUTBUILDING OFFERING USEFUL ADDITIONAL STORAGE OR POTENTIAL FOR A VARIETY OF USES. TO THE FRONT, OFF-STREET PARKING IS AVAILABLE IN ADDITION TO A GARAGE. COMBINING A DESIRABLE LOCATION, GENEROUS ACCOMMODATION AND EXCELLENT PRACTICALITY, SALISBURY AVENUE REPRESENTS A FANTASTIC OPPORTUNITY TO ACQUIRE A WELL-ROUNDED FAMILY HOME.

- DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION
- PRINCIPAL BEDROOM WITH EN-SUITE
- OFF-STREET PARKING AND GARAGE
- EPC RATING D
- COUNCIL TAX BAND F

