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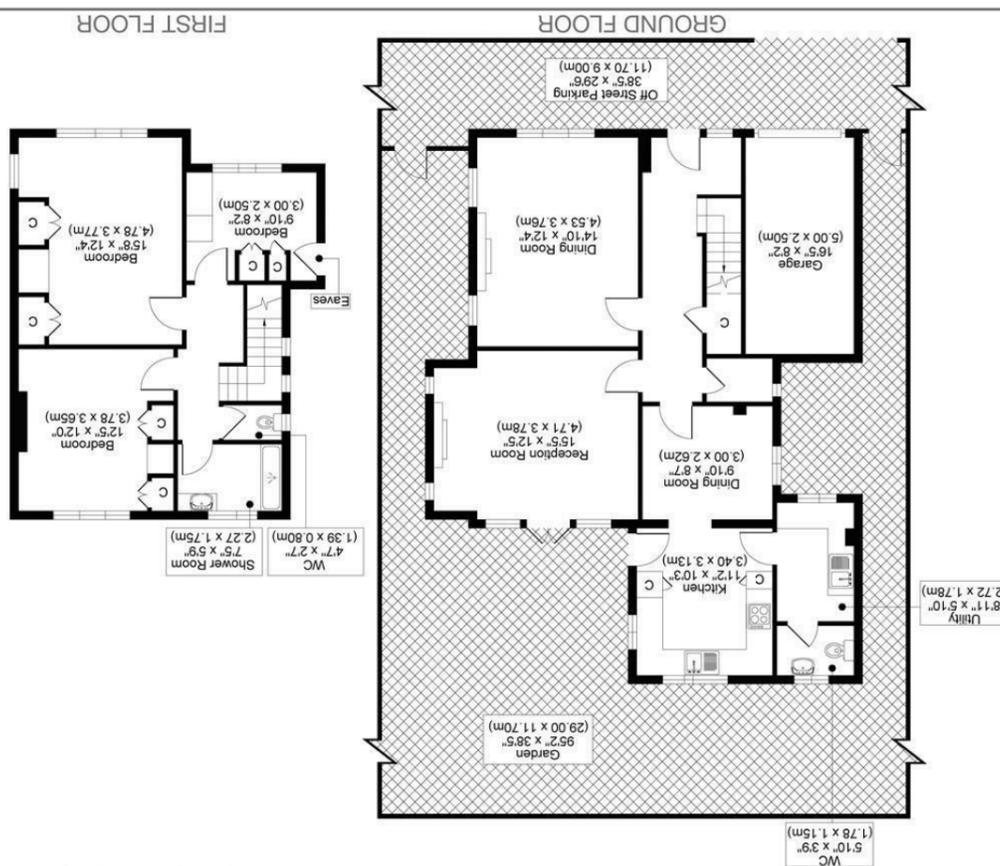
RICS

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.



HAREFIELD AVENUE, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1555 SQ.FT (144 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1409 SQ.FT (131 SQ.M)



CHRISTIES



# HAREFIELD AVENUE, SOUTH CHEAM SM2 7NE

GUIDE PRICE £900,000

\*\* GUIDE PRICE £900,000-£950,000\*\*

WELCOME TO HAREFIELD AVENUE – A SPACIOUS AND WELL-MAINTAINED FAMILY HOME SET WITHIN A DESIRABLE LOCATION. THIS ATTRACTIVE PROPERTY OFFERS WELL-BALANCED ACCOMMODATION THROUGHOUT AND IS PRESENTED IN CLEAN AND WELL CARED FOR CONDITION, WHILE OFFERING AN EXCELLENT OPPORTUNITY FOR A PURCHASER TO UPDATE AND PERSONALISE TO THEIR OWN TASTE. THE GROUND FLOOR FEATURES A GENEROUS RECEPTION ROOM OVERLOOKING THE REAR GARDEN, ALONGSIDE A KITCHEN AND DINING AREA POSITIONED TO THE REAR OF THE PROPERTY, CREATING A PRACTICAL AND SOCIABLE SPACE FOR EVERYDAY FAMILY LIVING. THE KITCHEN IS COMPLEMENTED BY A SEPARATE UTILITY ROOM AND WC, WHILE A FURTHER RECEPTION ROOM TO THE FRONT PROVIDES ADDITIONAL FLEXIBILITY FOR LIVING OR ENTERTAINING. UPSTAIRS, THE PROPERTY OFFERS THREE WELL-PROPORTIONED BEDROOMS, INCLUDING TWO SPACIOUS DOUBLE BEDROOMS AND A FURTHER BEDROOM SUITABLE FOR FAMILY USE, GUESTS, OR HOME WORKING. A FAMILY SHOWER ROOM AND SEPARATE WC PROVIDE EXCELLENT PRACTICALITY FOR A BUSY HOUSEHOLD. EXTERNALLY, THE PROPERTY BENEFITS FROM A LARGE PRIVATE REAR GARDEN OFFERING EXCELLENT OUTDOOR SPACE, WHILE THE FRONT OF THE PROPERTY PROVIDES OFF-STREET PARKING AND ACCESS TO THE GARAGE. OFFERING GENEROUS ACCOMMODATION AND EXCELLENT SCOPE FOR FUTURE ENHANCEMENT, HAREFIELD AVENUE REPRESENTS A WONDERFUL OPPORTUNITY TO CREATE A SUPERB LONG-TERM FAMILY HOME IN A HIGHLY REGARDED LOCATION.

- OFF-STREET PARKING AND INTEGRAL GARAGE
- SPACIOUS THREE BEDROOM FAMILY HOME IN A SOUGHT-AFTER RESIDENTIAL LOCATION
- LARGE PRIVATE REAR GARDEN
- COUNCIL TAX BAND F
- EPC RATING D

