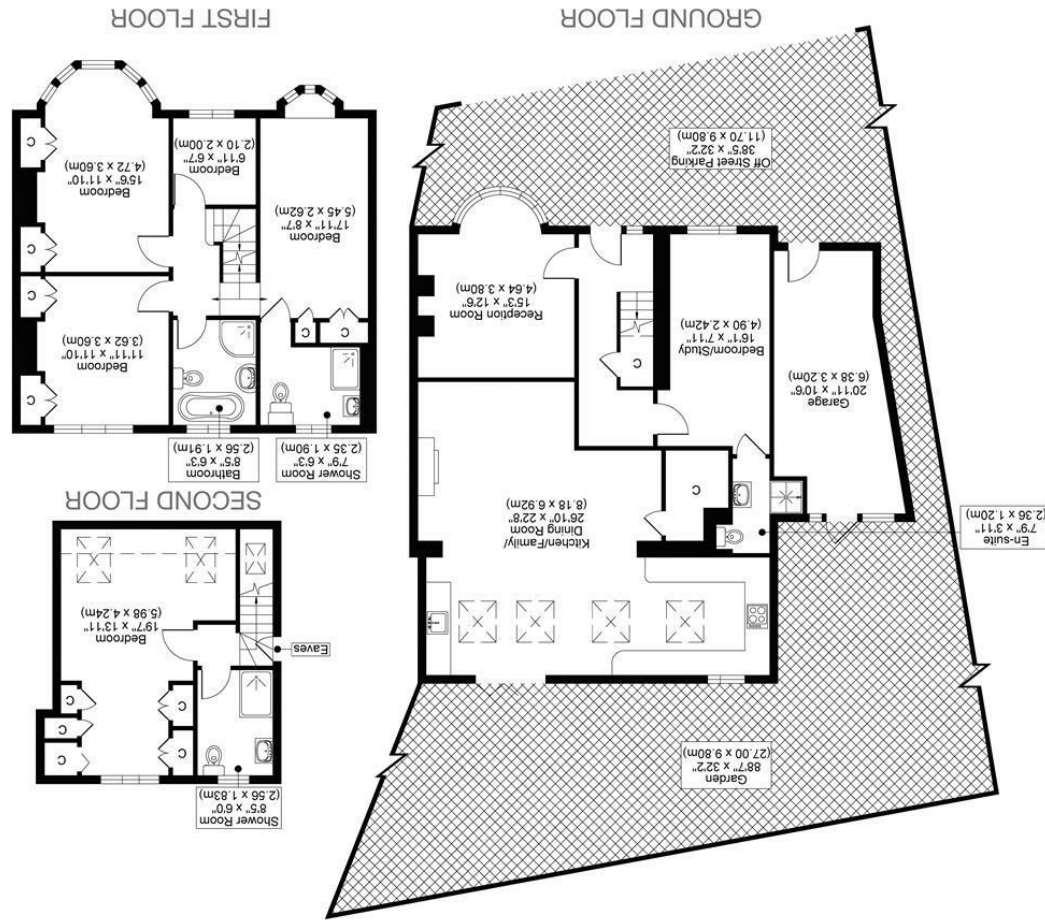




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



HEMINGFORD ROAD, SM3  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/RESTRICTED HEAD HEIGHT 2221 SQ.FT (206 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/RESTRICTED HEAD HEIGHT 2016 SQ.FT (187 SQ.M)



# HEMINGFORD ROAD, SUTTON SM3 8HG

GUIDE PRICE £950,000

**\*\*GUIDE PRICE £950,000 - £1,050,000\*\***

LOCATED IN THE TRANQUIL CUL-DE-SAC OF HEMINGFORD ROAD, CHEAM, THIS IMPRESSIVE SEMI-DETACHED HOUSE, OFFERS A PERFECT BLEND OF CLASSIC CHARM AND MODERN LIVING. WITH SIX SPACIOUS BEDROOMS AND FOUR WELL-APPOINTED BATHROOMS, THIS HOME IS IDEAL FOR FAMILIES SEEKING COMFORT AND CONVENIENCE.

AS YOU ENTER, YOU ARE GREETED BY TWO SEPARATE RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINING. THE HEART OF THE HOME IS UNDOUBTEDLY THE EXPANSIVE OPEN-PLAN KITCHEN AT THE REAR, WHICH FEATURES BI-FOLD DOORS THAT SEAMLESSLY CONNECT THE INDOOR SPACE WITH THE FANTASTIC GARDEN. THIS OUTDOOR AREA IS PERFECT FOR FAMILY GATHERINGS, CHILDREN'S PLAY, OR SIMPLY ENJOYING THE FRESH AIR.

THE PROPERTY ALSO BOASTS PARKING FOR UP TO FOUR VEHICLES, INCLUDING A GARAGE, ENSURING THAT YOU AND YOUR GUESTS WILL NEVER BE SHORT OF SPACE. LOCATED CONVENIENTLY NEAR LOCAL AMENITIES, TRANSPORT LINKS, AND OUTSTANDING SCHOOLS, THIS HOME IS PERFECTLY POSITIONED FOR FAMILY LIFE.

WHETHER YOU ARE LOOKING FOR A PEACEFUL RETREAT OR A VIBRANT FAMILY HUB, THIS SIX-BEDROOM SEMI-DETACHED HOUSE IN CHEAM IS A REMARKABLE OPPORTUNITY THAT SHOULD NOT BE MISSED. COME AND EXPERIENCE THE CHARM AND SPACIOUSNESS THIS PROPERTY HAS TO OFFER.

PLEASE CALL CHRISTIES TODAY ON 0208 770 1625 TO SCHEDULE AN APPOINTMENT.

- IMPRESSIVE SIX-BEDROOM SEMI-DETACHED HOME
- FEATURES FOUR MODERN BATHROOMS, IDEAL FOR LARGER FAMILIES AND GUEST CONVENIENCE
- SPACIOUS OPEN-PLAN REAR KITCHEN WITH BI-FOLD DOORS LEADING DIRECTLY TO THE GARDEN
- FANTASTIC PRIVATE GARDEN PERFECT FOR FAMILY GATHERINGS, OUTDOOR DINING, AND CHILDREN'S PLAY
- DRIVEWAY AND GARAGE PROVIDE PARKING FOR MULTIPLE VEHICLES
- EPC RATING C
- COUNCIL TAX BAND G

