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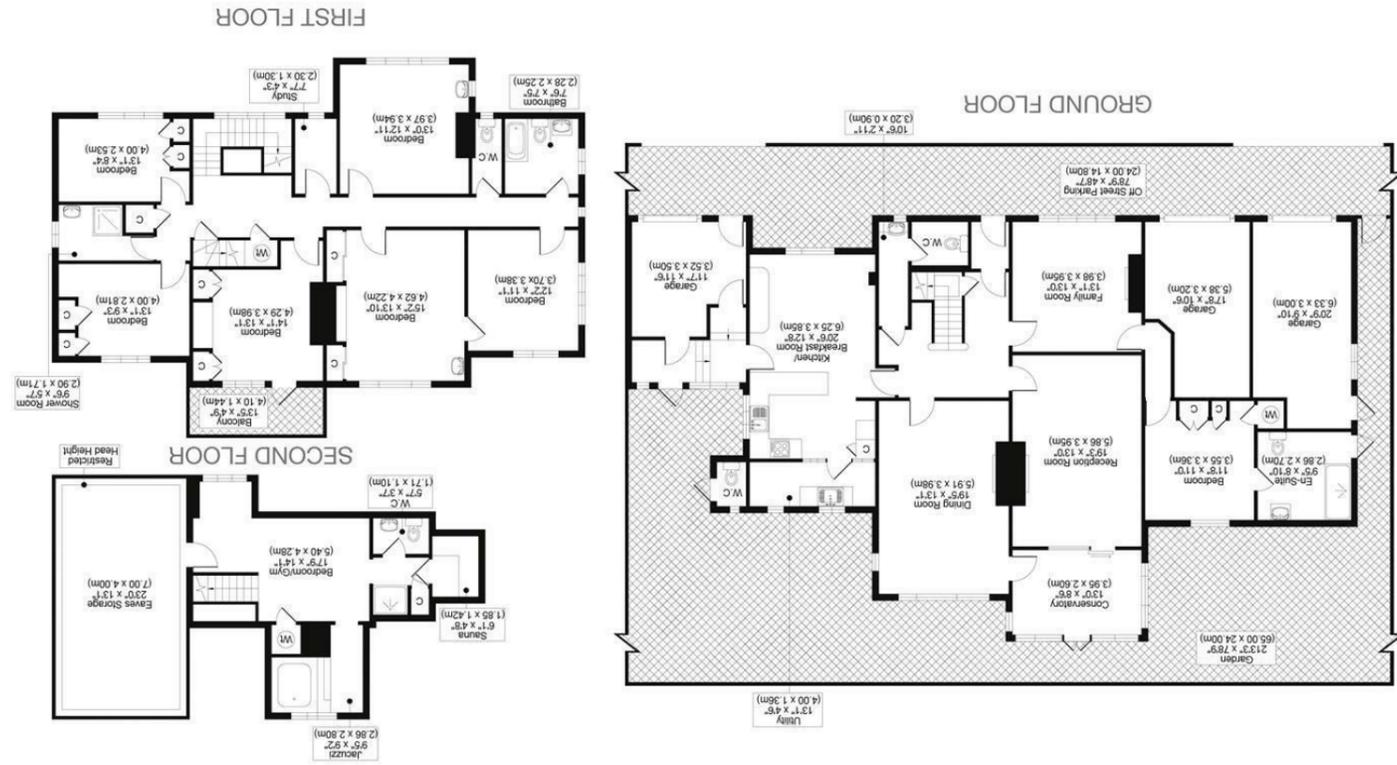
RICS

The Property Ombudsman

CHRISTIES

optica  
 MEDICAL  
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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.



SHIRLEY AVENUE, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & EAVES STORAGE 4243 SQ.FT (394 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & EAVES STORAGE 3447 SQ.FT (320 SQ.M)



CHRISTIES



## SHIRLEY AVENUE, SOUTH CHEAM SM2 7QR

CHRISTIES ARE PRIVILEGED TO OFFER A ONCE IN A GENERATION OPPORTUNITY TO ACQUIRE A BURTON BUILT HOME OF SUPERB SUBSTANCE AND CHARM, LOCATED ON ONE OF SOUTH CHEAM'S MOST SOUGHT-AFTER, TREE-LINED AVENUES AND SURROUNDED BY SIMILARLY IMPRESSIVE NEIGHBOURING DWELLINGS.

OCCUPYING A GENEROUS PLOT AND APPROACHED VIA A SWEEPING CARRIAGE DRIVEWAY, THE PROPERTY BOASTS WELL-PROPORTIONED ACCOMMODATION ARRANGED OVER THREE FLOORS, TO INCLUDE A VERSATILE INTEGRAL ANNEXE WHICH COULD BE FURTHER ENLARGED SHOULD ONE WISH VIA CONVERSION OF THE DOUBLE GARAGING, (SUBJECT TO OBTAINING ANY REQUIRED PERMISSIONS).

THE FAMILY-FRIENDLY REAR GARDEN MEASURING OVER 200FT IN LENGTH IS A FINE FEATURE OF THE PROPOSITION, WITH ITS LEVEL LAWN, MATURE PLANTING AND 'HIDDEN' PLAY AREA, OFFERING ENDLESS SCOPE FOR RELAXATION AND ENTERTAINMENT.

CHEAM VILLAGE WITH ITS ECLECTIC MIX OF DAY-TO-DAY AMENITIES, BOUTIQUES AND EATERIES IS WITHIN EASY REACH, AS INDEED ARE A HOST OF HIGHLY REGARDED SCHOOLING OPTIONS, TO INCLUDE NONSUCH HIGH SCHOOL, HARRIS ACADEMY AND CUDDINGTON CROFT PRIMARY.

## OFFERS IN EXCESS OF £2,000,000

- PRIME SOUTH CHEAM LOCATION
- INTEGRAL ANNEXE
- SUPERB SCOPE TO REMODEL/ENLARGE TO TASTE (STPP)
- TRIPLE GARAGING & CARRIAGE DRIVEWAY
- EPC RATING: E
- COUNCIL TAX BAND: G

