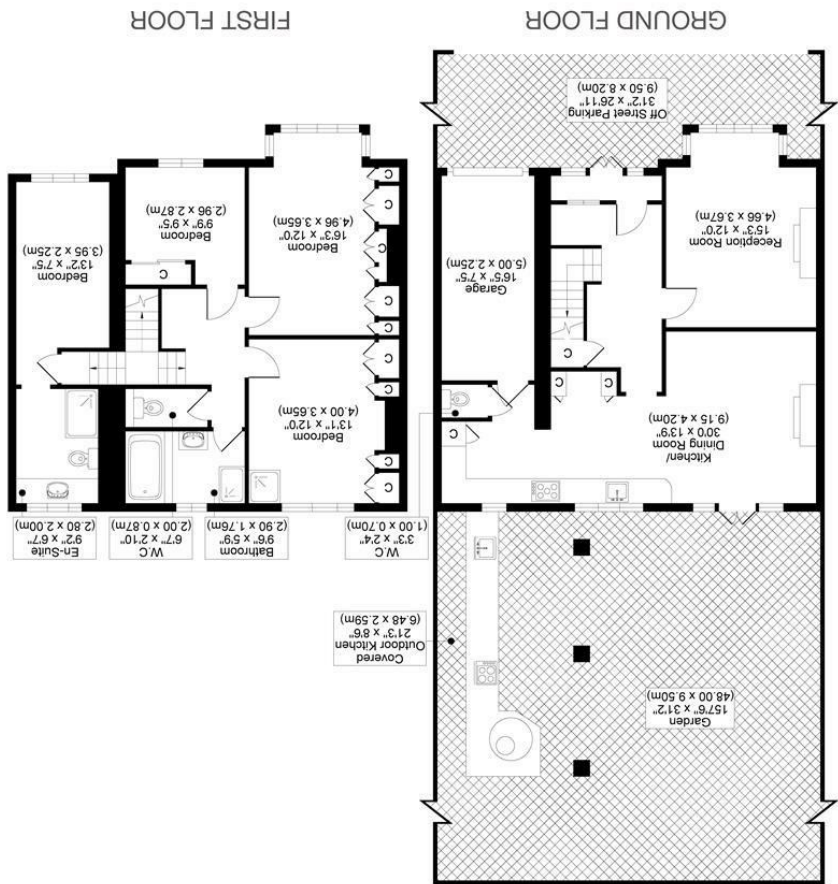




CHRISTIES



WICKHAM AVENUE, SM3
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1627 SQ.FT (151 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1505 SQ.FT (140 SQ.M)

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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CHRISTIES

WICKHAM AVENUE, CHEAM SM3 8EB

GUIDE PRICE £900,000

****GUIDE PRICE £900,000-£950,000** **CHAIN FREE****
SITUATED IN A HIGHLY DESIRABLE CHEAM LOCATION, THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME HAS BEEN THOUGHTFULLY EXTENDED AND FINISHED TO AN EXCELLENT STANDARD THROUGHOUT. COMBINING SPACIOUS CONTEMPORARY LIVING WITH EXCEPTIONAL OUTDOOR ENTERTAINING, THE PROPERTY IS PERFECTLY SUITED TO MODERN FAMILY LIFE.

AT THE HEART OF THE HOME IS AN IMPRESSIVE OPEN-PLAN KITCHEN/DINING ROOM, CREATING A WONDERFUL SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING, WITH DIRECT ACCESS TO THE BEAUTIFULLY LANDSCAPED REAR GARDEN. A SEPARATE RECEPTION ROOM PROVIDES A COSY RETREAT, WHILE A GROUND FLOOR CLOAKROOM AND INTEGRAL GARAGE COMPLETE THE ACCOMMODATION.

UPSTAIRS, THE PROPERTY OFFERS FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM. A MODERN FAMILY BATHROOM SERVES THE REMAINING BEDROOMS, PROVIDING EXCELLENT ACCOMMODATION FOR GROWING FAMILIES.

THE REAR GARDEN IS A TRUE HIGHLIGHT, EXTENDING TO APPROXIMATELY 157FT AND OFFERING AN EXCEPTIONAL SETTING FOR OUTDOOR LIVING. A BESPOKE COVERED OUTDOOR KITCHEN FEATURES A BUILT-IN BARBECUE, PIZZA OVEN, SINK, PREPARATION AREAS, AND STORAGE, CREATING THE ULTIMATE ENTERTAINING SPACE. BEYOND, TWO SUBSTANTIAL OUTBUILDINGS PROVIDE FANTASTIC VERSATILITY AND ARE IDEAL FOR USE AS A HOME OFFICE, GYM, STUDIO, OR ADDITIONAL STORAGE.

LOCATED WITHIN EASY REACH OF WELL-REGARDED SCHOOLS, TRANSPORT LINKS AND LOCAL AMENITIES, THIS OUTSTANDING HOME COMBINES STYLISH INTERIORS WITH SUPERB OUTDOOR SPACE IN ONE OF SOUTH CHEAM'S MOST SOUGHT-AFTER RESIDENTIAL ROADS.

- BEAUTIFULLY PRESENTED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME
- LARGE DRIVEWAY PROVIDING OFF-STREET PARKING FOR SEVERAL VEHICLES
- BESPOKE COVERED OUTDOOR KITCHEN WITH BUILT-IN BBQ, PIZZA OVEN, SINK AND PREPARATION AREA
- TWO SUBSTANTIAL OUTBUILDINGS OFFERING VERSATILE ADDITIONAL SPACE
- SOUGHT-AFTER CHEAM LOCATION CLOSE TO EXCELLENT SCHOOLS AND TRANSPORT LINKS
- EPC RATING D
- COUNCIL TAX BAND F

