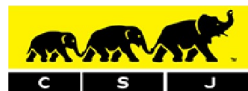




2A TILEHURST ROAD, CHEAM,
LONDON, SM3 8PB

£700,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

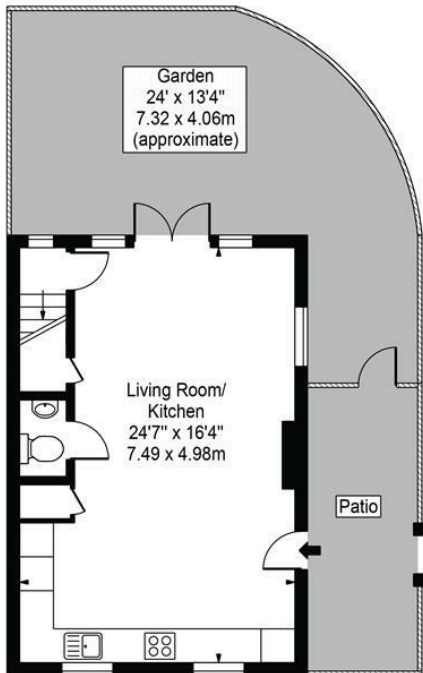
020 8296 1270

www.csj.eu.com

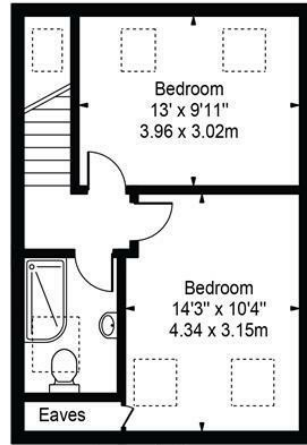
info@csj.eu.com

Tilehurst Road, SM3 8PB

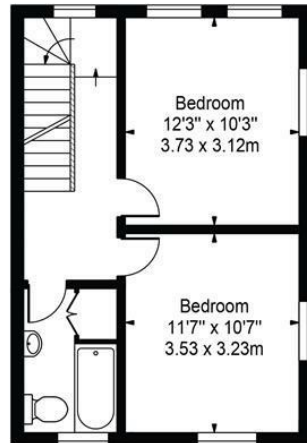
Approx. Gross Internal Area 1194 Sq Ft - 110.93 Sq M



Ground Floor



Second Floor



First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

A brand new family home, now fully completed and ready for immediate viewings, combining contemporary design, efficient modern systems and a highly practical layout for family living.

Ground floor – open plan living

The heart of the house is a superb open-plan kitchen/living/dining space running the full depth of the property, finished with elegant Clayton Dove Grey cabinetry and luxurious white mirror quartz worktops. Warm herringbone wood flooring flows throughout, with a Be Modern Midland Manila marble fireplace creating a focal point to the lounge area and wide triple-glazed bi-fold doors opening directly on to the garden for effortless indoor-outdoor entertaining. This level also benefits from practical built-in storage and a separate cloakroom/WC.

First floor – two doubles and family bathroom

On the first floor there are two generous double bedrooms, each finished with soft neutral carpets and plenty of natural light. These rooms are served by a well-appointed family bathroom fitted with contemporary sanitaryware and stylish tiling, creating a calm, modern space for everyday use.

Top floor – flexible living and additional bathroom

The top floor offers a further spacious double bedroom with triple-glazed roof windows, together with an additional room of similar size that works perfectly as a home office, study, dressing room or occasional guest room. A second bathroom on this level provides excellent flexibility for families, guests or those working from home.

Throughout the house you will find quality finishes including Kronos titanium carpets, solid Iseo oak fire doors, double-glazed sash windows and Velux roof windows, all complemented by tasteful, modern lighting. A Daikin heat-pump system with 180L cylinder and a four-panel solar array support excellent energy efficiency, while outside there is a private driveway, electric car charging point and smart low-maintenance tiled areas.

The property is sold with the reassurance of a 10-year new-build warranty, offering a stylish, ready-to-move-into home for buyers seeking space, flexibility and modern comfort.

EPC Rating: Pending

Council Tax: Awaiting assessment

Location

The property is within easy reach of Cheam Village and North Cheam's shops, cafés and supermarkets, making day-to-day living very convenient. The area is popular with families, with several well-regarded schools nearby, including outstanding and good Ofsted-rated primaries plus respected independent options at prep and secondary level.

Public transport is accessible via local bus routes on surrounding roads, linking to Sutton, Worcester Park and North Cheam, where you can pick up mainline rail services into central London, while road connections provide straightforward access by car across South West London and Surrey.

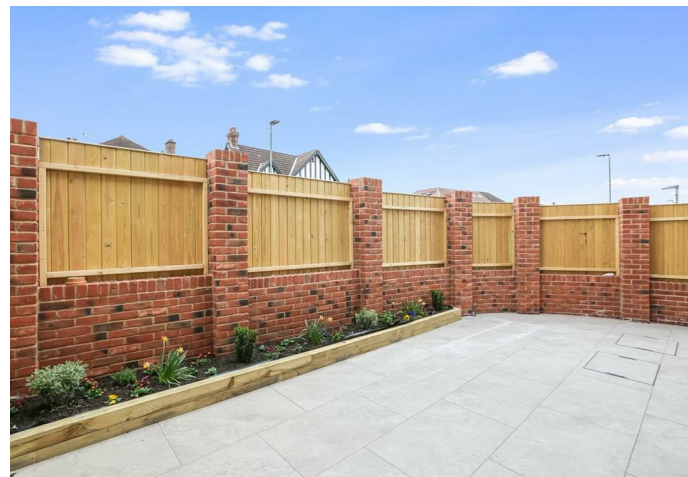
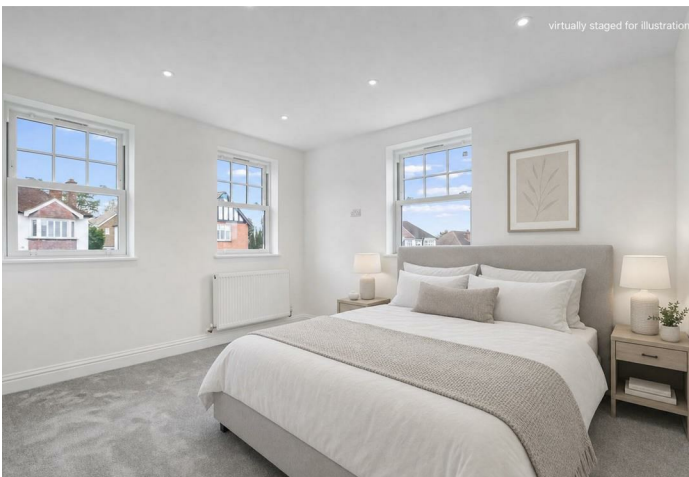
Christopher St James
61 High Street Colliers
London
SW19 2JF



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270
www.csj.eu.com
info@csj.eu.com



VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email info@csj.eu.com

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St James
61 High Street Colliers
London
SW19 2JF



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270
www.csj.eu.com
info@csj.eu.com