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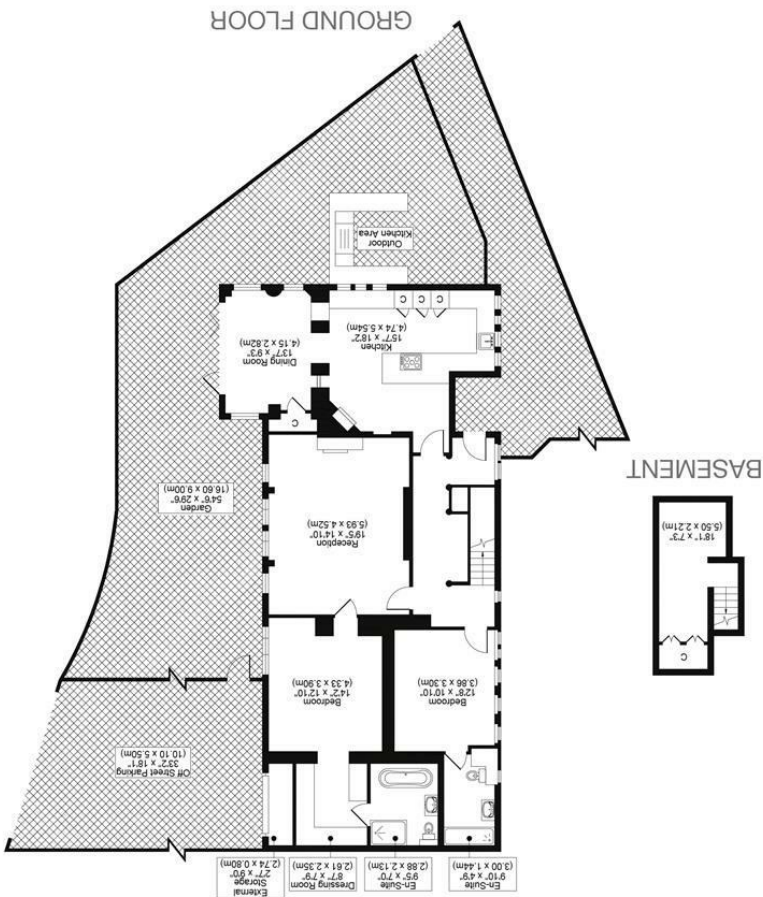
RICS

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.



THE SPINNEY, SM3
TOTAL APPROX FLOOR PLAN AREA INCLUDING EXTERNAL STORAGE 1622 SQ.FT (151 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING EXTERNAL STORAGE 1592 SQ.FT (148 SQ.M)



CHRISTIES



THE SPINNEY, CHEAM SM3 8JG

GUIDE PRICE £700,000

****GUIDE PRICE £700,000 - 750,000**FREEHOLD****
NESTLED IN THE TRANQUIL CUL-DE-SAC OF THE SPINNEY, CHEAM, THIS EXQUISITE LUXURY MAISONETTE OFFERS A PERFECT BLEND OF MODERN LIVING AND CLASSIC CHARM. SPANNING AN IMPRESSIVE LIVING STYLE, THIS TWO-BEDROOM, TWO-BATHROOM RESIDENCE HAS BEEN METICULOUSLY DESIGNED TO THE HIGHEST SPECIFICATIONS, ENSURING COMFORT AND STYLE AT EVERY TURN.

BUILT IN 1920, THE PROPERTY RETAINS A SENSE OF CHARACTER WHILE BOASTING CONTEMPORARY FINISHES THAT CATER TO TODAY'S DISCERNING HOMEOWNER. THE SPACIOUS RECEPTION ROOM PROVIDES AN INVITING ATMOSPHERE, IDEAL FOR BOTH RELAXATION AND ENTERTAINING. THE WELL-APPOINTED OPEN-PLAN KITCHEN AND DINING AREA SEAMLESSLY CONNECT TO THE OUTDOOR SPACE, WHICH FEATURES A DELIGHTFUL GARDEN COMPLETE WITH A BAR AND BBQ AREA, PERFECT FOR SUMMER GATHERINGS AND AL FRESCO DINING.

ONE OF THE STANDOUT FEATURES OF THIS MAISONETTE IS ITS FREEHOLD STATUS, OFFERING PEACE OF MIND WITH NO ADDITIONAL CHARGES. THE PROPERTY ALSO INCLUDES PARKING FOR TWO/THREE VEHICLES, A RARE CONVENIENCE IN SUCH A DESIRABLE LOCATION.

RESIDENTS WILL APPRECIATE THE PROXIMITY TO LOCAL AMENITIES, OUTSTANDING SCHOOLS, AND EXCELLENT TRANSPORT LINKS, MAKING IT AN IDEAL CHOICE FOR FAMILIES AND PROFESSIONALS ALIKE.

- LUXURY MODERN 2-BED MAISONETTE
- BENEFITTING FROM BEING FREEHOLD
- SITUATED IN A QUIET CUL-DE-SAC
- COUNCIL TAX BAND D
- EPC RATING C

