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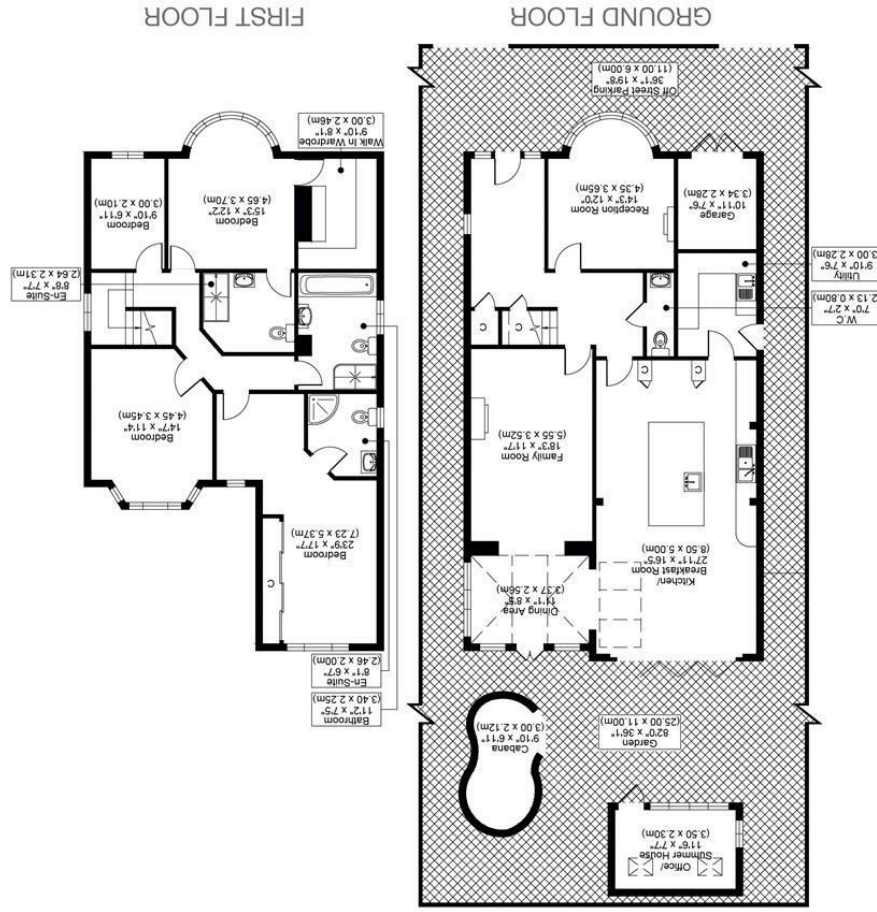
RICS

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.



ABINGER AVENUE, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING 2407 SQ.FT (224 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING 2250 SQ.FT (209 SQ.M)



CHRISTIES



ABINGER AVENUE, CHEAM SM2 7LJ

GUIDE PRICE £1,250,000

****GUIDE PRICE £1,250,000 - £1,350,000** CHAIN FREE****

WELCOME TO ABINGER AVENUE – A BEAUTIFULLY ARRANGED AND WELL-PRESENTED DETACHED FAMILY HOME, SET WITHIN A SOUGHT-AFTER RESIDENTIAL LOCATION AND OFFERING EXCELLENT SPACE FOR MODERN LIVING.

THIS IMPRESSIVE HOME PROVIDES WELL-BALANCED ACCOMMODATION THROUGHOUT. THE GROUND FLOOR FEATURES A SPACIOUS RECEPTION ROOM TO THE FRONT, ALONGSIDE A STUNNING OPEN-PLAN KITCHEN/BREAKFAST ROOM FORMING THE HEART OF THE HOME. THIS BRIGHT AND SOCIABLE SPACE IS IDEAL FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING, WITH A SEPARATE DINING AREA AND ADJOINING FAMILY ROOM ENHANCING THE OVERALL VERSATILITY. A UTILITY ROOM AND GROUND FLOOR WC ADD FURTHER PRACTICALITY.

UPSTAIRS, THE PROPERTY OFFERS WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL SUITE WITH EN-SUITE AND WALK-IN WARDROBE, ALONGSIDE A FURTHER BEDROOM ALSO BENEFITING FROM EN-SUITE FACILITIES. THE REMAINING BEDROOMS ARE SERVED BY A MODERN FAMILY BATHROOM, PROVIDING COMFORTABLE AND FLEXIBLE ACCOMMODATION FOR FAMILIES AND GUESTS.

EXTERNALLY, THE PROPERTY ENJOYS A GENEROUS REAR GARDEN, COMPLETE WITH A CABANA AND A SEPARATE OUTBUILDING CURRENTLY USED AS AN OFFICE/SUMMERHOUSE, BENEFITING FROM AIR CONDITIONING WITH HEATING, MAKING IT IDEAL FOR YEAR-ROUND USE. TO THE FRONT, OFF-STREET PARKING IS AVAILABLE ALONG WITH ACCESS TO THE GARAGE.

COMBINING A SOUGHT-AFTER LOCATION, EXCELLENT LIVING SPACE AND SUPERB OUTDOOR FEATURES, ABINGER AVENUE REPRESENTS A FANTASTIC OPPORTUNITY TO ACQUIRE A STYLISH AND VERSATILE FAMILY HOME.

- CHAIN FREE
- DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION
- OPEN-PLAN KITCHEN/BREAKFAST ROOM WITH DINING AREA
- PRINCIPAL BEDROOM WITH EN-SUITE AND WALK-IN WARDROBE
- REAR GARDEN WITH CABANA AND OFFICE/SUMMERHOUSE BENEFITING FROM AIR CONDITIONING WITH HEATING
- EPC RATING: C
- COUNCIL TAX BAND F

