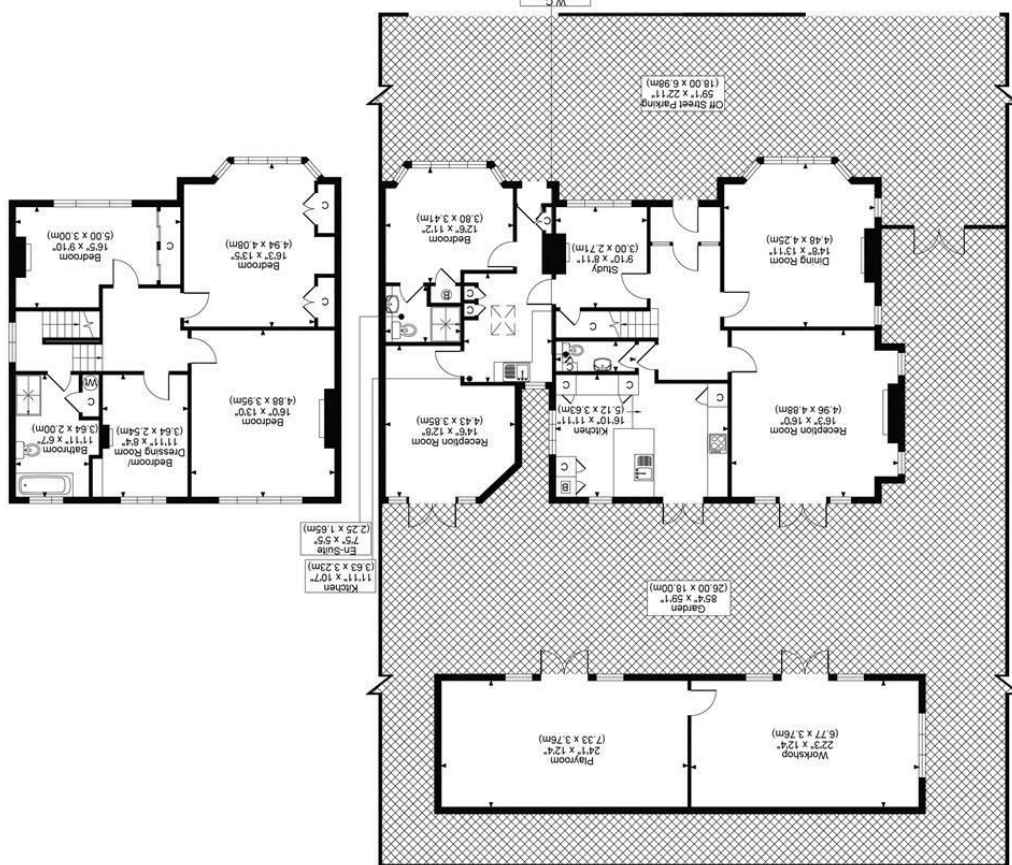


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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FIRST FLOOR

GROUND FLOOR



TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 2925 SQ.FT (272 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 2326 SQ.FT (218 SQ.M)

HOLLAND AVENUE, SM2



HOLLAND AVENUE, CHEAM SM2 6HU

GUIDE PRICE £1,350,000

****GUIDE PRICE £1,350,000 - £1,450,000****
SITUATED ON THE HIGHLY SOUGHT-AFTER HOLLAND AVENUE, THIS IMPRESSIVE 1920S DETACHED FAMILY HOME BEAUTIFULLY COMBINES PERIOD CHARM WITH SPACIOUS AND VERSATILE MODERN LIVING.

OFFERING FIVE GENEROUS BEDROOMS, THREE RECEPTION ROOMS, AND TWO WELL-APPOINTED BATHROOMS, THE PROPERTY PROVIDES AMPLE ACCOMMODATION FOR GROWING FAMILIES. THE FLEXIBLE LAYOUT ALSO INCLUDES A SELF-CONTAINED ANNEXE, IDEAL AS A GUEST SUITE, HOME OFFICE, PLAYROOM, OR SPACE FOR MULTI-GENERATIONAL LIVING.

OUTSIDE, THE SUBSTANTIAL REAR GARDEN PROVIDES THE PERFECT SETTING FOR FAMILY GATHERINGS, SUMMER BARBECUES, AND OUTDOOR ENTERTAINING. A DEDICATED GAMES ROOM AT THE REAR OF THE GARDEN OFFERS ADDITIONAL RECREATIONAL SPACE, ENSURING THERE IS SOMETHING FOR ALL AGES TO ENJOY.

FURTHER BENEFITS INCLUDE OFF-STREET PARKING FOR UP TO THREE VEHICLES AND A CONVENIENT LOCATION CLOSE TO HIGHLY REGARDED SCHOOLS, LOCAL AMENITIES, AND EXCELLENT TRANSPORT LINKS.

COMBINING CHARACTER, SPACE, AND PRACTICALITY IN ONE OF THE AREA'S MOST DESIRABLE ROADS, THIS EXCEPTIONAL HOME REPRESENTS A RARE OPPORTUNITY FOR FAMILIES SEEKING THEIR FOREVER HOME.

- FIVE BEDROOMS
- TWO BATHROOMS
- SOUGHT AFTER LOCATION
- ANNEXE
- EPC RATING D
- COUNCIL TAX BAND G

