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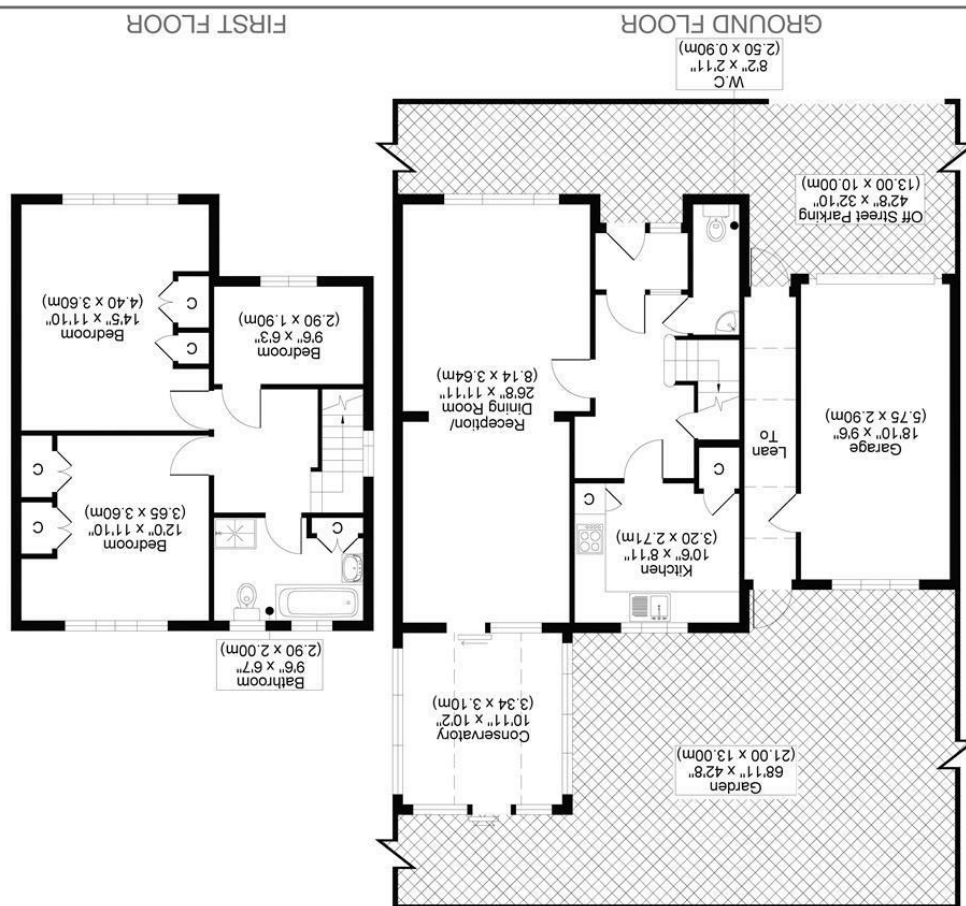
RICS

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 DENE, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1387 SQ.FT (129 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1207 SQ.FT (112 SQ.M)



CHRISTIES



**** GUIDE PRICE £900,000 TO £950,000 ****

WELCOME TO THIS CHARMING 3-BEDROOM DETACHED HOUSE LOCATED IN THE SOUGHT-AFTER AREA OF SOUTH CHEAM. SITUATED ON A PREMIER ROAD, THIS CHAIN-FREE PROPERTY OFFERS A FANTASTIC OPPORTUNITY FOR A NEW HOMEOWNER.

UPON ENTERING, YOU ARE GREETED BY A SPACIOUS RECEPTION ROOM, PERFECT FOR ENTERTAINING GUESTS OR RELAXING WITH FAMILY. THE PROPERTY BOASTS THREE WELL-PROPORTIONED BEDROOMS, IDEAL FOR A GROWING FAMILY OR THOSE IN NEED OF EXTRA SPACE.

WITH PLANNING APPROVED FOR A DOUBLE-STORY SIDE EXTENSION, THE POTENTIAL TO FURTHER ENHANCE THIS PROPERTY IS TRULY EXCITING. IMAGINE THE POSSIBILITIES OF CREATING ADDITIONAL LIVING SPACE OR A HOME OFFICE TO SUIT YOUR NEEDS.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE PARKING PROVISION FOR UP TO 3 VEHICLES, ENSURING CONVENIENCE FOR YOU AND YOUR GUESTS. ADDITIONALLY, THE PROXIMITY TO AMAZING LOCAL SCHOOLS MAKES THIS AN IDEAL LOCATION FOR FAMILIES LOOKING TO PROVIDE THEIR CHILDREN WITH A TOP-TIER EDUCATION.

DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS HOUSE YOUR HOME. CONTACT CHRISTIES TODAY TO ARRANGE A VIEWING AND DISCOVER THE ENDLESS POSSIBILITIES THAT THIS PROPERTY IN SOUTH CHEAM HAS TO OFFER.

- CHAIN FREE
- PRE APPROVED PLANNING PERMISSION
- DETACHED
- PREMIER ROAD
- EPC RATING D
- COUNCIL TAX RATING F

