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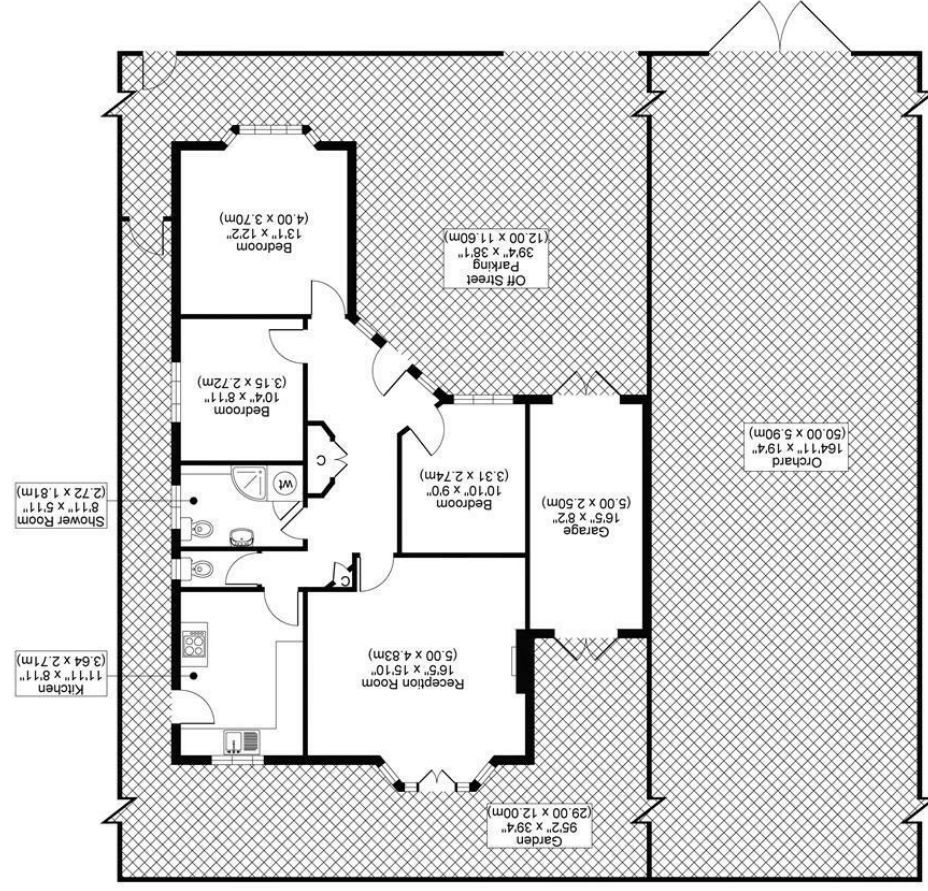
RICS

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.



ANNE BOLEYN'S WALK, SM3
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1043 SQ.FT (97 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 909 SQ.FT (84 SQ.M)



CHRISTIES



GUIDE PRICE £900,000 - £1,000,000

NESTLED IN THE HISTORIC ANNE BOLEYN'S WALK IN CHEAM, THIS CHARMING, DETACHED BUNGALOW OFFERS A FANTASTIC OPPORTUNITY FOR THOSE SEEKING A PEACEFUL YET CONVENIENT LIFESTYLE. WITH ONE RECEPTION ROOM, THREE COSY BEDROOMS, AND A WELL-APPOINTED BATHROOM, THIS PROPERTY IS PERFECT FOR A SMALL FAMILY OR THOSE LOOKING TO DOWNSIZE.

THE REAL GEM OF THIS PROPERTY LIES IN ITS BEAUTIFUL GARDENS, BOASTING A STUNNING ORCHARD THAT STRETCHES THE FULL LENGTH OF THE PLOT. IMAGINE THE POSSIBILITIES OF EXTENDING OR DEVELOPING THIS SPACE, SUBJECT TO PLANNING PERMISSION, TO CREATE YOUR OWN PERSONAL OASIS RIGHT IN THE HEART OF CHEAM VILLAGE.

CONVENIENCE IS KEY WITH THIS PROPERTY, AS IT IS IDEALLY SITUATED NEAR A PLETHORA OF LOCAL AMENITIES INCLUDING SHOPS, SCHOOLS, RESTAURANTS, AND TRANSPORT FACILITIES. PARKING WILL NEVER BE AN ISSUE WITH OFF ROAD PARKING AND A GARAGE, ENSURING BOTH SECURITY AND EASE FOR YOUR DAILY COMINGS AND GOINGS.

WHAT IS MORE, THIS PROPERTY IS A RARE FIND AS IT IS BEING SOLD WITH NO ONWARD CHAIN, MAKING THE PURCHASING PROCESS SMOOTH AND HASSLE-FREE. DO NOT MISS THE CHANCE TO OWN A PIECE OF HISTORY IN THIS PICTURESQUE LOCATION. EMBRACE THE TRANQUILLITY AND POTENTIAL THAT THIS DELIGHTFUL BUNGALOW HAS TO OFFER.

- DETACHED BUNGALOW WITH LARGE REAR GARDEN PLUS FURTHER ORCHARD TO SIDE
- ENVIABLY LOCATED ON ONE OF THE MOST HIGHLY REGARDED ROADS IN CHEAM VILLAGE
- OFFERED WITH NO ONWARD CHAIN SO IDEAL FOR ANYONE LOOKING FOR A FASTER MOVE
- EPC RATING E
- COUNCIL TAX BAND E

