



CHRISTIES
THE SALES TEAM AT CENTRO

SOUTH CHEAM



An extremely attractive detached family residence located in a highly desirable and exceptionally convenient road in the heart of South Cheam. The property offers extensive accommodation over two floors with considerable scope for extension to the side and rear (STPP).

35, GLEBE ROAD, SOUTH CHEAM, SM2 7NS OFFERS IN EXCESS OF £900,000



Generous reception hall with parquet flooring

Front aspect dining room solid wood parquet flooring, large bay window and picture rail

Rear aspect reception room with working coal or wood open fire, picture rail, and patio doors leading into garden

Kitchen/breakfast room with space for fridge/freezer, space for washing machine, electric oven with gas hob and extractor hood, integrated dish washer, high and low level storage, pantry cupboard, double aspect

Downstairs cloakroom with low level WC and corner mounted sink

First floor landing leading to four bedrooms, all with picture rails, and two of the bedrooms having built-in storage or wardrobes

Bathroom with panelled bath, pedestal wash hand basin and heated towel rail

Separate WC with low level WC and part ceramic tiled walls

To the front of the property is garden with driveway leading to an attached double length garage, gated side pedestrian access

The stunning rear garden is approaching 120' and is mainly laid to lawn with patio area and established borders

The property boasts gas central heating, double glazing

The area is very well served by excellent local schools, transport facilities, golf courses, health and fitness facilities, with superb shopping centres close at hand.



Glebe Road, South Cheam , SM2

APPROX. GROSS INTERNAL FLOOR AREA 2022 SQ FT 187.8 SQ METRES (INCLUDES GARAGE & EXCLUDES STORE , WC)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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GROUND FLOOR

ENTRANCE HALL - 18' 5" x 10' 10" (5.61m x 3.30m)

DOWNSTAIRS CLOAKROOM

DINING ROOM - 16' 9" x 12' 11" (5.10m x 3.93m)

RECEPTION ROOM - 19' 2" x 12' 11" (5.84m x 3.93m)

KITCHEN/BREAKFAST ROOM - 19' 8" x 10' 11" (5.99m x 3.32m)

FIRST FLOOR

BEDROOM 1 - 17' 5" x 12' 11" (5.30m x 3.93m)

BEDROOM 2 - 15' 7" x 12' 11" (4.75m x 3.93m)

BEDROOM 3 - 10' 10" x 9' 6" (3.30m x 2.89m)

BEDROOM 4 - 9' 11" x 8' 11" (3.02m x 2.72m)

BATHROOM

SEPARATE WC

OUTSIDE

FRONT GARDEN - 50' x 35' (15.23m x 10.66m)

DRIVEWAY

GARAGE - 30' 9" x 8' 8" (9.37m x 2.64m)

GATED SIDE PEDESTRIAN ACCESS

OUTSIDE WC

STORE

REAR GARDEN - 116' x 50' (35.33m x 15.23m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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