



CHRISTIES
THE SALES TEAM AT CENTRO

SOUTH CHEAM



A stunning three bedroom detached family home finished to an exemplary standard, offering elegant, bright and spacious accommodation and situated within close proximity of Cheam and Ewell East mainline stations - early viewing is highly recommended.

78, NORTHEY AVENUE, SOUTH CHEAM, SM2 7HJ GUIDE PRICE £725,000



Entrance hall with Amtico flooring

Rear aspect family room with garden views

Double aspect reception room with Amtico flooring, part wood panelled walls, brick log burning feature fireplace, patio doors leading onto patio

Kitchen being double aspect with Amtico flooring, high and low level storage, butler's sink, integrated dishwasher and fridge, Rangemaster electric oven with gas hob, pantry cupboard

Large first floor landing

Double aspect main bedroom with Amtico flooring, terracotta windowsill and front aspect dressing room

Bedroom two is double aspect with terracotta window ledge

The third bedroom is rear aspect

To the front of the property there is a delightful garden and driveway with off-street parking and a garage

The secluded rear garden extends to 107' and offers a large patio ideal for entertaining and an attractive lawned area with established borders

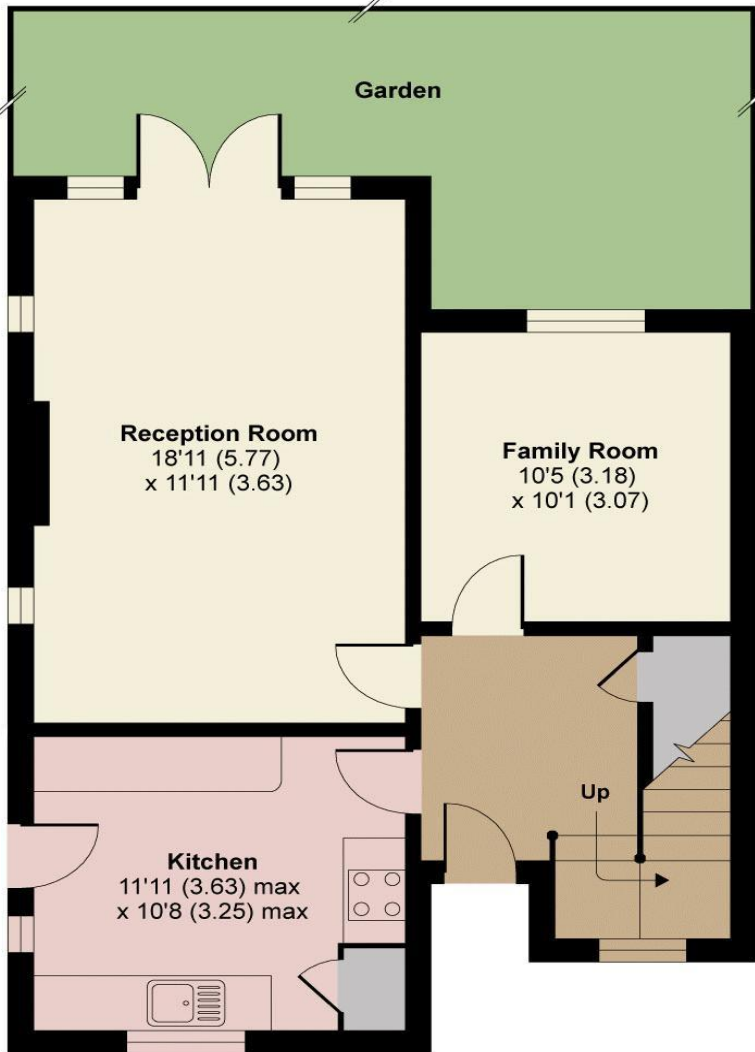




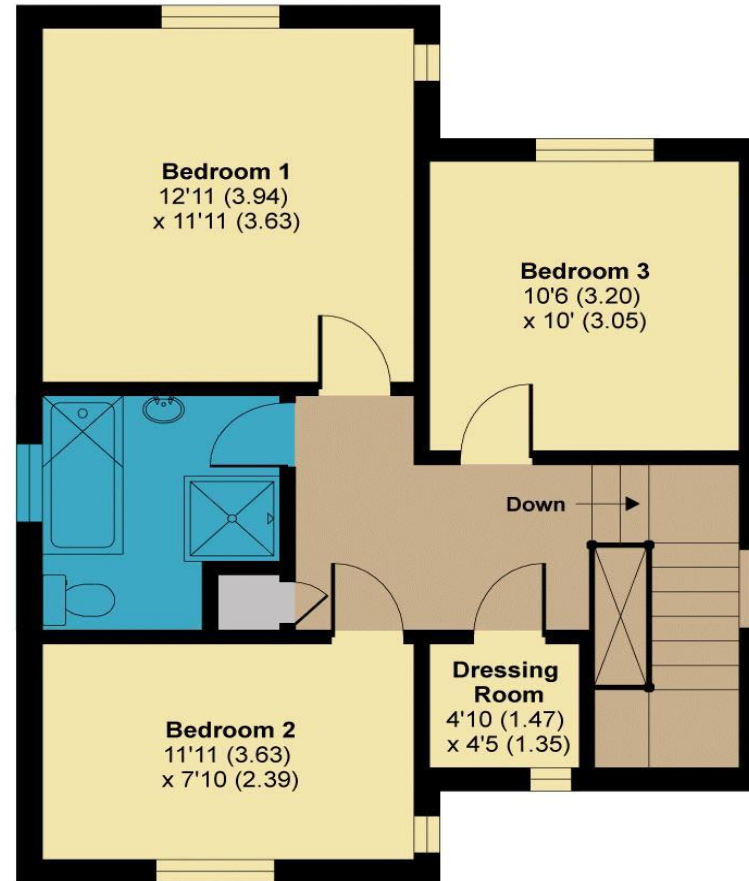


Northey Avenue, Cheam, Sutton, SM2

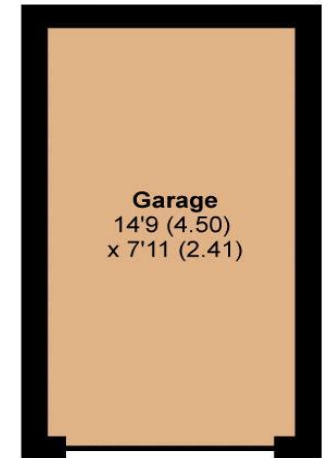
APPROX. GROSS INTERNAL FLOOR AREA 1290 SQ FT 119.8 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR



FIRST FLOOR



Garage
14'9" (4.50)
x 7'11" (2.41)

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

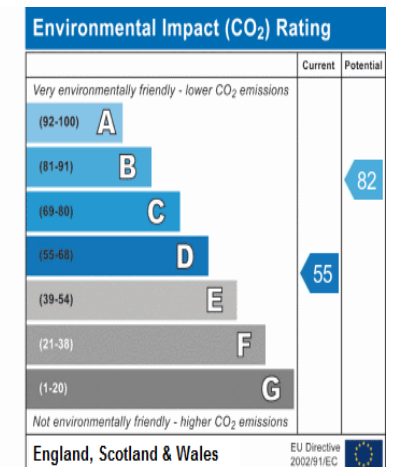
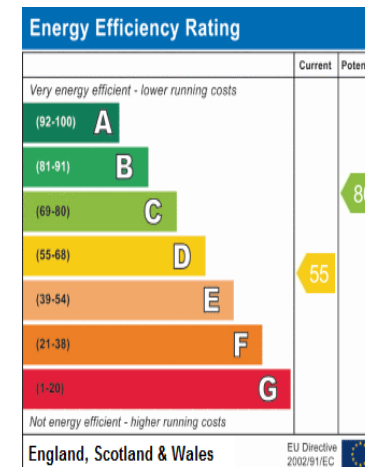
ENTRANCE HALL - 10' 8" x 10'
 FAMILY ROOM - 10' 5" x 10' 1"
 RECEPTION ROOM - 18' 11" x 11' 11"
 KITCHEN - 11' 11" x 10' 8"

FIRST FLOOR

LANDING 15' 2" (max) x 8' 11" (max)
 BEDROOM 1 - 12' 11" x 11' 11"
 FRONT DRESSING AREA - 4' 10" x 4' 5"
 BEDROOM 2 - 11' 11" x 7' 10"
 BEDROOM 3 - 10' 6" x 10'
 BATHROOM - 8' 6" x 7' 6"

OUTSIDE

FRONT GARDEN
 DRIVEWAY WITH OFF-STREET PARKING
 GARAGE - 14' 9" x 7' 11"
 REAR GARDEN - 107' x 42'





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www.centro.plc.uk | Telephone 020 8401 5000
www.christiesworld.com | Telephone 020 8643 7777



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