



**CHRISTIES**  
THE SALES TEAM AT CENTRO

**CHEAM**





Enviably located within the Landseer Conservation Area, this imposing and beautifully presented halls-adjoining four bedroom/two bathroom character home offers old world charm balanced with modern convenience, style and decor. Items of particular note include many original features, a very modern fitted kitchen, two substantial reception rooms plus a large conservatory, and a splendid master bedroom with en-suite. The property is also conveniently situated being a short walk from local shops services and transport links, including Cheam station.

**3, ROSEBERY ROAD, CHEAM, SM1 2BW    GUIDE PRICE £925,000**



Halls-adjointing character home in highly regarded Landseer Conservation Area close to Cheam village shops and station

Two impressive main reception rooms plus a generous conservatory overlooking the rear garden

Wonderful modern kitchen opening onto the dining room and offering granite worktops, integrated Neff appliances and again with views across the attractive rear garden

Master bedroom offering deep bay window, range of fitted wardrobes and en-suite shower room

Three further bedrooms, all of excellent size, bedrooms two and three having garden aspect

Family bathroom with modern white suite and separate first floor bathroom (plus additional ground floor bathroom)

Cellar offering storage space

Wonderful rear garden having large central lawn area with well stocked and planted borders

Ideal location for great local schools and transport links

Gas central heating and double glazing

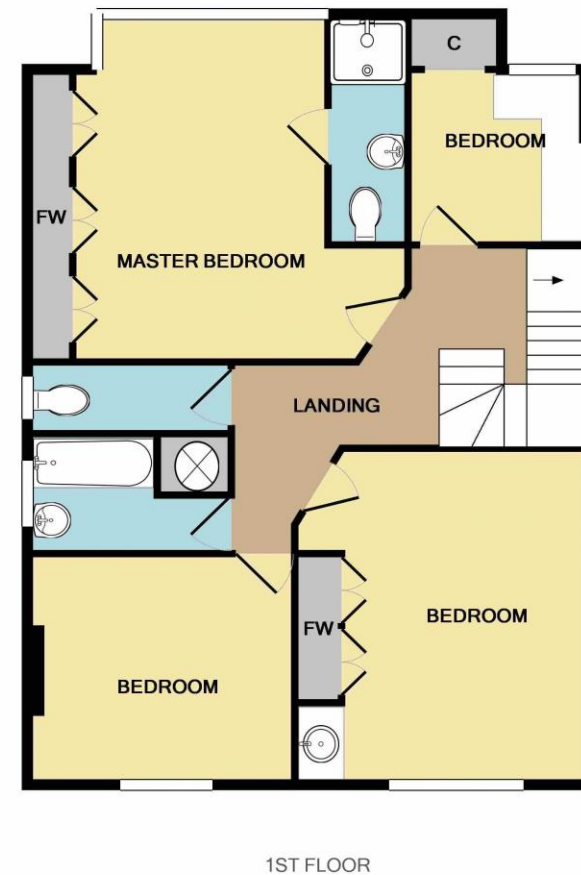
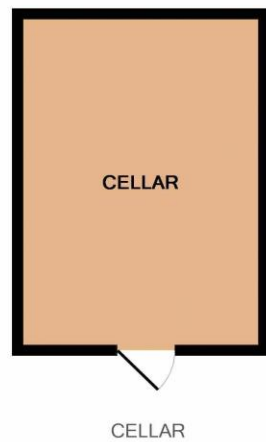












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## GROUND FLOOR

RECEPTION HALL - 17' x 14' (5.18m x 4.26m)  
 DOWNSTAIRS CLOAKROOM/WC - 12' x 4' 2" (3.65m x 1.27m)  
 SITTING ROOM - 16' 6" x 15' 6" (5.03m x 4.72m)  
 DINING ROOM - 15' x 14' (4.57m x 4.26m)  
 KITCHEN - 15' x 10' 8" (4.57m x 3.25m)  
 CONSERVATORY - 13' x 11' 3" (3.96m x 3.43m)  
 CELLAR

## FIRST FLOOR

LANDING  
 BEDROOM 1 - 16' 8" (Max) x 15' 8" (Max) (5.08m x 4.77m)  
 EN-SUITE SHOWER ROOM  
 BEDROOM 2 - 15' 3" x 14' (4.64m x 4.26m)  
 BEDROOM 3 - 12' x 11' (3.65m x 3.35m)  
 BEDROOM 4 - 9' 6" x 7' 10" (2.89m x 2.39m)  
 FAMILY BATHROOM  
 SEPARATE WC



## OUTSIDE

FRONT DRIVEWAY  
 GATED SIDE PEDESTRIAN ACCESS  
 REAR GARDEN - 100' x 30' (30.46m x 9.14m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	42	76
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	37	71
England, Scotland & Wales		
EU Directive 2002/91/EC		





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[www.christiesworld.com](http://www.christiesworld.com) | Telephone 020 8643 7777

