



CHRISTIES

SOUTH CHEAM

 **MAYFAIR**
OFFICE GROUP

AVAILABLE UNFURNISHED - A fabulous family home in prime setting with westerly garden, own drive, garage, 4 bedrooms, 2 bath/shower rooms, spacious hall and landing, luxury ground floor shower/WC, spectacular split level sitting room, dining room, study, luxury kitchen and breakfast room.

40, ONSLOW AVENUE, SOUTH CHEAM, SM2 7EB MONTHLY RENTAL OF £2,600

An exceptionally attractive detached luxury family home in one of South Cheam's most sought after grass-verged and tree-lined avenues offering very spacious and versatile accommodation and featuring an impressive in-and-out driveway with extensive parking, an integral garage and a charming secluded rear garden with a delightful patio

Gas central heating and double glazed windows

Splendid reception hall and a large fully tiled luxury shower room/WC

Spectacular split level triple aspect sitting room

Splendid front aspect dining room and excellent study

Comprehensively equipped luxury fitted garden aspect kitchen with adjoining breakfast room

Staircase to bright first floor landing

Four good sized bedrooms

Elegant master bedroom with sumptuous en-suite shower room

Sumptuously appointed family bathroom

Highly desirable location and strongly recommended for viewing



A detached family home enjoying a highly sought-after and impressive grass verged and tree lined setting with a lovely secluded south-westerly aspect rear garden.

On the ground floor there is a welcoming reception hall with a lavish shower room/WC, a spectacular triple aspect split level sitting room with beautiful views onto the rear garden, a superb front aspect dining room, an excellent study, a luxuriously appointed fitted kitchen with garden views and a spacious adjoining breakfast room.

From the reception hall a staircase leads to a bright first floor landing. There are four good sized bedrooms, the master bedroom has a sumptuous en-suite shower room and there is a sumptuously appointed family bathroom.

Outside there is an impressive frontage with in-and-out driveway providing parking for numerous vehicles leading to a large integral garage and gated side access to a very secluded south-westerly aspect rear garden.

There are numerous highly regarded schools within the area as well as golf courses, health clubs, parks and downland. Cheam Village offers a wonderful mix of local shops, cafés and restaurants plus bus routes and mainline station.

There is good access via the A217 towards central London and also south for Surrey greenbelt countryside and the M25.





GROUND FLOOR

RECEPTION HALL

CLOAKROOM/SHOWER ROOM - 11' x 6' 6"

STUDY - 11' x 9'

SITTING ROOM- 23' 9" x 17' 4"

DINING ROOM - 14' 3" x 10'

KITCHEN - 14' x 13'

BREAKFAST ROOM - 13' x 7' 7"

FIRST FLOOR

LANDING

BEDROOM 1 - 18' 6" x 11'

EN-SUITE SHOWER ROOM - 11' x 5' 6"

BEDROOM 2 - 11' 6" x 11'

BEDROOM 3 - 10' 1" x 9'

BEDROOM 4 - 16' 6" x 6'

FAMILY BATHROOM - 10' x 5' 8"



OUTSIDE

GARAGE

FRONT GARDEN - 50' x 35'

REAR GARDEN - 65' x 50'

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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. These particulars are for guidance only and do not constitute part of an offer or contract. They should not be relied upon as a statement or representation of fact and all measurements given are approximate only. Purchasers should verify all matters concerning planning consents, building regulations and extension potential to their own satisfaction. Neither Christies nor their employees are able to confirm the structural condition of the property or that services, appliances, equipment or other facilities are available and in working order and no guarantee as to their operability or efficiency can be given. Purchasers are strongly advised to arrange their own survey. Please ask for clarification on any point that may concern you, especially if travelling some distance to view the property.



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www.christiesworld.com
020 8643 7777

