



CHRISTIES



SOUTH CHEAM

A fantastic detached character residence set in a prestigious private road offering two impressive reception rooms, fitted kitchen, useful utility room with appliances, downstairs cloakroom, three bedrooms (one with en-suite shower) and family bathroom, the property has a garden, driveway and garage to front and a fabulous garden and patio to rear

APRIL COTTAGE, THE DRIVE, SOUTH CHEAM, SM2 7DJ MONTHLY RENTAL OF £2,500

Spacious entrance hall with cloaks hanging cupboard and under stairs storage cupboard housing meters and boiler

Magnificent dual aspect lounge with patio doors leading to rear garden, feature fireplace, coved ceiling and ceiling rose

Good sized dining room with bay window to rear and feature fireplace

Downstairs cloakroom with window to front, low level wc and wall mounted wash hand basin

Kitchen with windows to front and side, inset spotlights, part tiled walls, tiled floor, wall and base units, work surfaces, sink unit with mixer tap, oven and hob with extractor above, fridge, door through to:

Useful utility room having wall and base units, work surfaces, doors to front & rear gardens, freezer, dishwasher, washing machine, fridge



The third bedroom is located on the ground floor with bay window to rear and en-suite shower having fully tiled walls and floor, large wall mounted shower head and further wall mounted shower

Staircase leading to first floor landing with windows to side and rear and access to boarded loft

The impressive master bedroom has windows to front and rear fitted wardrobes, drawers and dressing table

Bedroom two has a bay window to rear and fitted wardrobes

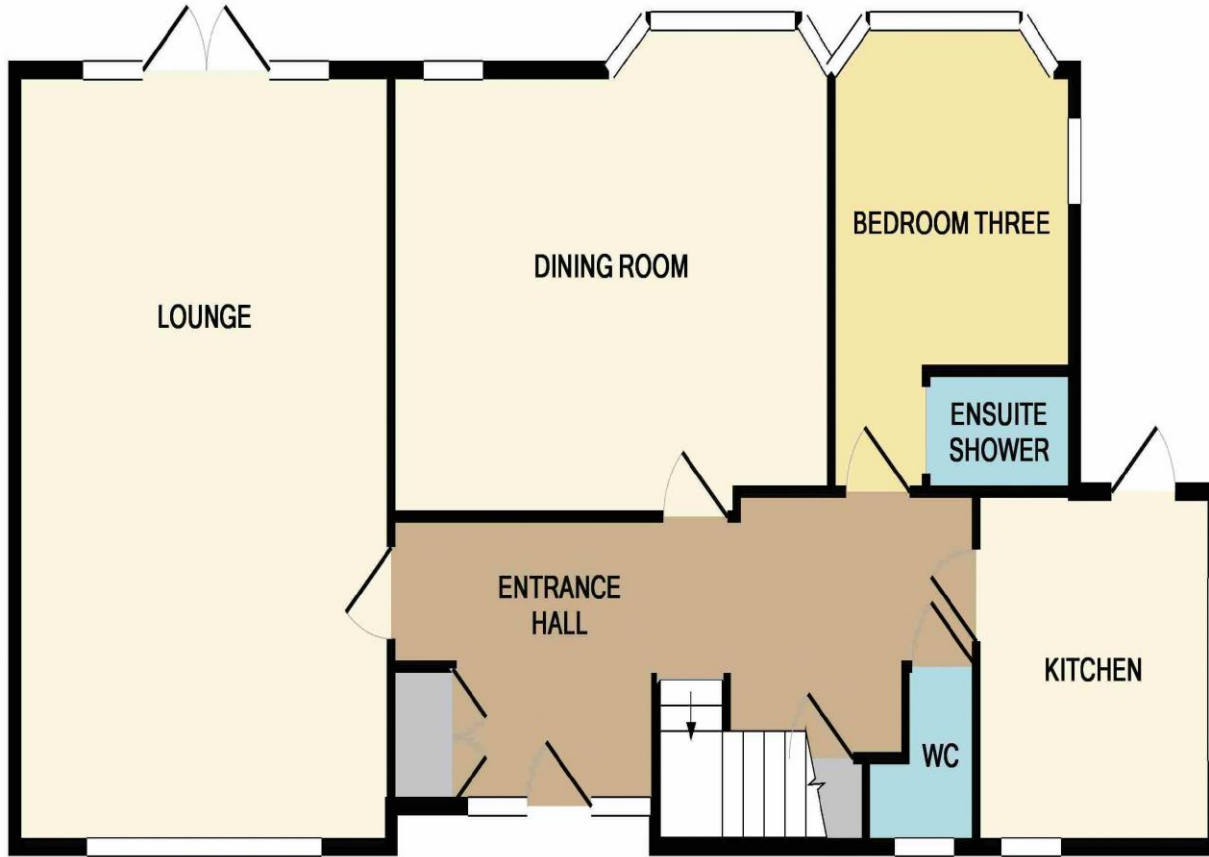
The bathroom has windows to front and side, part tiled walls, corner bath, pedestal wash hand basin and low level wc

To the front of the property there is a large garden with lawn and mature trees and shrubs and a driveway leading to the garage with mezzanine storage

The spectacular rear garden extends to 150' with patio area, lawn, flower and shrub borders and outside storage building







GROUND FLOOR



1ST FLOOR

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

ENTRANCE HALL - 22' 2" x 7' 7"
 LOUNGE - 21' 1" x 14' 4"
 DINING ROOM - 16' 9" x 12' 9"
 KITCHEN - 10' 4" x 9' 1"
 UTILITY ROOM - 11' 8" x 8' 6"
 DOWNSTAIRS CLOAKROOM
 BEDROOM 3 - 9' 9" x 9' 2"
 EN-SUITE SHOWER - 4' 11" x 2' 6"

FIRST FLOOR

LANDING - 9' x 5' 1"
 MASTER BEDROOM - 14' 7" x 10' 11"
 BEDROOM 2 - 10' 11" x 9' 3"
 BATHROOM - 10' 3" x 5' 2"

OUTSIDE

FRONT GARDEN - 51' x 74'
 DRIVEWAY
 GARAGE
 REAR GARDEN - 150' x 75'

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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		
(55-68)	D		
(39-54)	E		54
(21-38)	F		34
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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