



CHRISTIES
THE SALES TEAM AT CENTRO

CHEAM



Corner plot homes on the Nonsuch development are rarely available, so this superbly presented four double bedroom/two bathroom detached home is sure to generate a lot of interest. The overall plot size of approximately a quarter of an acre must make this one of the largest plots to come onto the market in recent times. Early viewing of this most individual of homes is therefore strongly recommended.

1, BRAMLEY ROAD, CHEAM, SM2 7LR GUIDE PRICE £950,000

Enclosed entrance porch with double glazed doors

Impressive entrance hall with beautifully reserved original parquet flooring

Two generous reception rooms, the front room with deep bay window, and the rear room with doors out onto the raised rear patio

Modern fitted kitchen with integrated appliances and connecting door through to separate utility room

Further large ground floor family room ideal for use as a guest bedroom, home office or playroom

Downstairs cloakroom



Four double bedrooms, one with fully tiled en-suite bathroom

Fully tiled family bathroom with panel enclosed bath, large separate shower cubicle and pedestal basin

Splendid double garage to side, accessed via carriage driveway opening onto both Bramley Road and Buckland Road

Corner plot of approximately a quarter of an acre







Bramley Road, Cheam, SM2

APPROX. GROSS INTERNAL FLOOR AREA 2665 SQ FT 247.5 SQ METRES (INCLUDES GARAGE)



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.



GROUND FLOOR

ENCLOSED ENTRANCE PORCH - 10' 2" x 4' (3.10m x 1.22m)

ENTRANCE HALL - 20' 4" x 13' 1" (6.19m x 3.98m)

DOWNSTAIRS CLOAKROOM

FRONT RECEPTION ROOM - 17' 6" x 13' (5.33m x 3.96m)

REAR RECEPTION ROOM - 22' 6" x 12' (6.85m x 3.65m)

KITCHEN - 11' x 11' (3.35m x 3.35m)

UTILITY ROOM - 9' x 8' 6" (2.74m x 2.59m)

FAMILY ROOM - 16' 6" x 8' 10" (5.03m x 2.69m)

FIRST FLOOR

LANDING

BEDROOM 1 - 18' x 13' (5.48m x 3.96m)

BEDROOM 2 - 15' 6" x 11' 10" (4.72m x 3.6m)

BEDROOM 3 - 20' x 9' (6.09m x 2.74m)

EN-SUITE BATHROOM

BEDROOM 4 - 15' 6" x 11' 11" (4.72m x 3.63m)

FAMILY BATHROOM - 11' x 8' (3.35m x 2.44m)

SEPARATE W/C

OUTSIDE

CARRIAGE DRIVEWAY

DOUBLE GARAGE - 19' x 19' (5.79m x 5.79m)

REAR GARDEN - 80' x 112' (24.37m x 34.11m)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	73
	47
EU Directive 2002/91/EC	
England, Scotland & Wales	

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	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	64
	37
EU Directive 2002/91/EC	
England, Scotland & Wales	



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www.centro.plc.uk | Telephone 020 8401 5000
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