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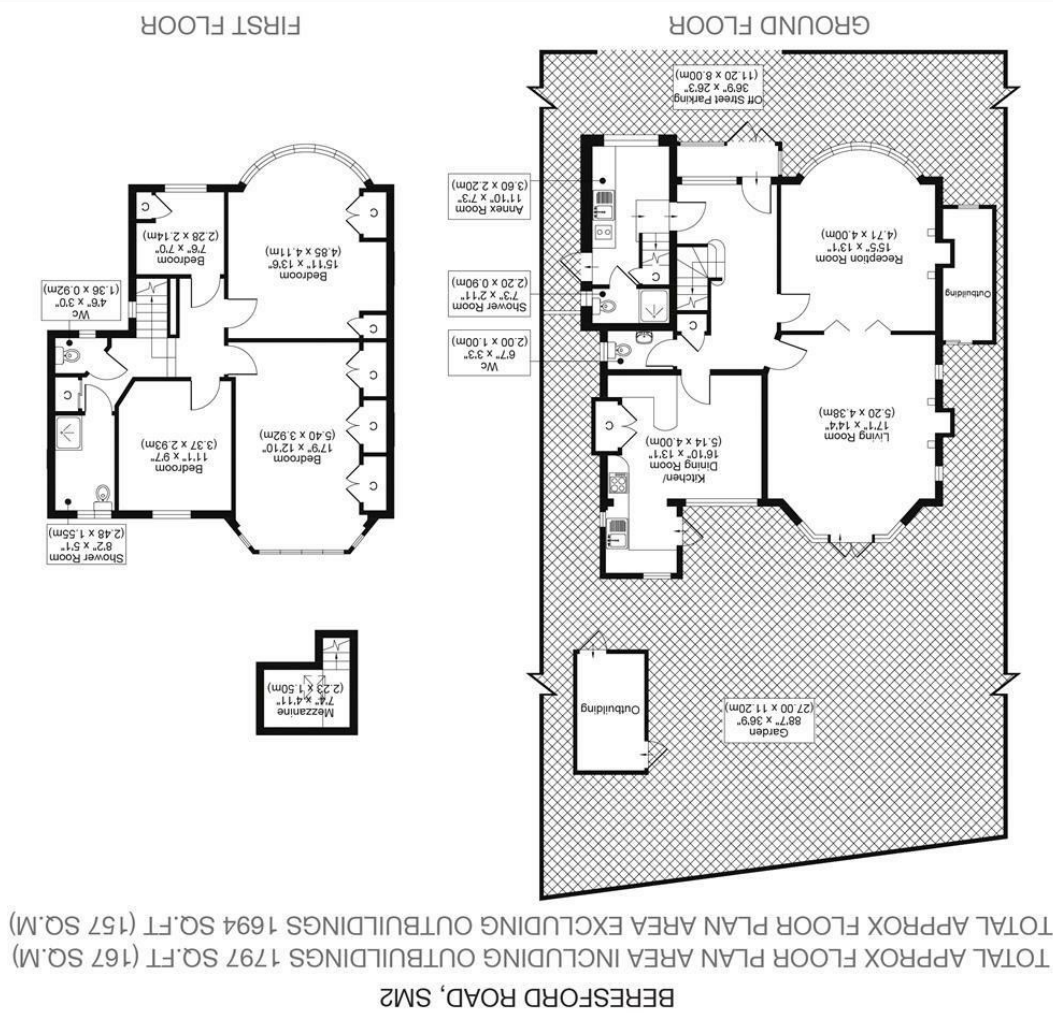
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CHRISTIES



A FANTASTIC OPPORTUNITY TO PURCHASE THIS DETACHED FAMILY HOME BUILT CIRCA 1930. THE PROPERTY COMPRISES, A BEAUTIFUL RECEIVING HALLWAY WITH PARQUET FLOORING, FRONT RECEPTION ROOM WITH FEATURE FIREPLACE AND DOUBLE DOORS LEADING TO THE LIVING ROOM WITH WOOD BURNER AND DOORS GIVING DIRECT ACCESS TO A SUNNY WEST FACING GARDEN. A MODERN KITCHEN DINING ROOM AGAIN WITH ACCESS TO THE GARDEN AND A DOWN STAIR WC.

ON THE FIRST FLOOR, YOU WILL FIND THREE DOUBLE BEDROOMS, A LARGE SINGLE BEDROOM, FAMILY SHOWER ROOM AND A SEPARATE WC.

THE GARAGE HAS BEEN CONVERTED INTO AN ANNEX/STUDIO ROOM WITH SHOWER, WC, COOKING FACILITIES AND A RAISED SLEEPING PLATFORM PERFECT FOR GUESTS.

THE PROPERTY ALSO BENEFITS FROM OFF STREET PARKING.

BERESFORD ROAD IS IDEALLY LOCATED JUST 0.5 MILES OF CHEAM RAILWAY STATION, THEN A SHORT WALK INTO THE HEART OF CHEAM VILLAGE WITH A WEALTH OF AMENITIES INCLUDING FANTASTIC SCHOOLS, SHOPS, RESTAURANTS, AND BARS.

TO ARRANGE A VIEWING TODAY CONTACT CHRISTIES CHEAM ON 020 8770 1625

- DETACHED FAMILY HOME
- PLANNING PERMISSION GRANTED FOR REAR AND SIDE EXTENSIONS
- OFF STREET PARKING
- CHEAM MAINLINE STATION 0.5 MILES
- WELL LOCATED FOR SCHOOLS AND LOCAL AMENITIES
- COUNCIL TAX BAND G
- EPC RATING D

