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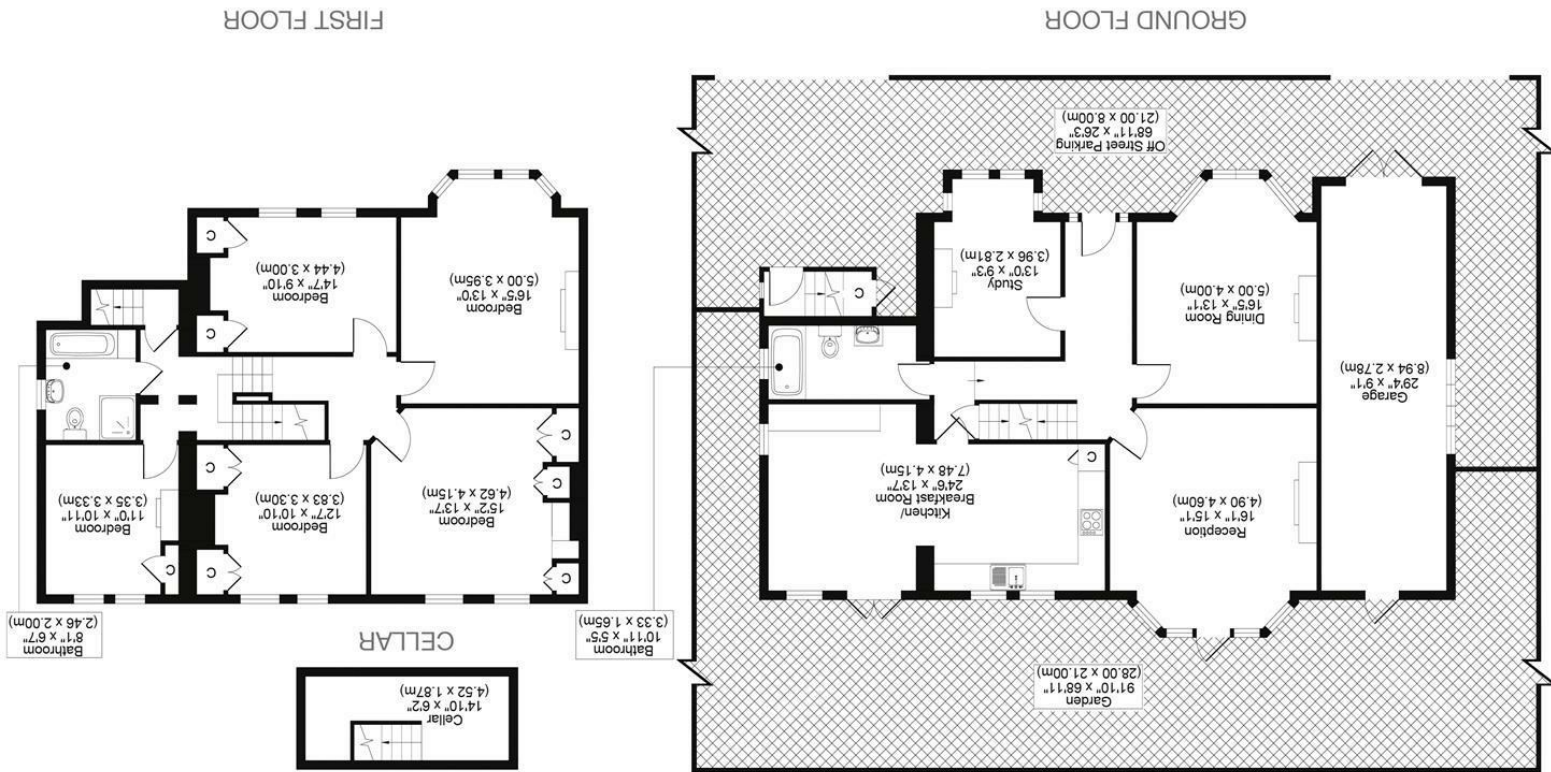
RICS

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.



CORNWALL ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 2442 SQ.FT (227 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 2164 SQ.FT (201 SQ.M)



CHRISTIES



*** GUIDE PRICE £1,300,000 - £1,400,000 ***

A DISTINCTIVE HOME SET ON HIGHLY REGARDED CORNWALL ROAD IN CHEAM, THIS REMARKABLE DETACHED FAMILY HOME PRESENTS A RARE OPPORTUNITY FOR DISCERNING BUYERS. WITH ITS CHARMING RED BRICK FAÇADE, THIS SPACIOUS RESIDENCE BOASTS FIVE WELL-PROPORTIONED BEDROOMS AND TWO STYLISH MODERN BATHROOMS, MAKING IT AN IDEAL CHOICE FOR FAMILIES SEEKING BOTH COMFORT AND STYLE.

THE FLEXIBLE GROUND FLOOR ACCOMMODATION IS A STANDOUT FEATURE, OFFERING THREE DISTINCT RECEPTION ROOMS THAT PROVIDE AMPLE SPACE FOR RELAXATION AND ENTERTAINMENT. THE GENEROUS REAR-FACING FAMILY KITCHEN/DINING ROOM SERVES AS THE HEART OF THE HOME, PERFECT FOR HOSTING GATHERINGS OR ENJOYING QUIET FAMILY MEALS.

CONVENIENTLY LOCATED MIDWAY BETWEEN THE VIBRANT CENTRES OF CHEAM AND SUTTON, RESIDENTS WILL BENEFIT FROM EASY ACCESS TO A VARIETY OF SHOPS, RESTAURANTS, AND LOCAL AMENITIES. THE PROPERTY ALSO INCLUDES A SWEEPING IN/OUT DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES, ENSURING THAT YOU AND YOUR GUESTS CAN COME AND GO WITH EASE.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS HOME IS READY FOR YOU TO MOVE IN AND MAKE IT YOUR OWN. DO NOT MISS THIS EXCEPTIONAL OPPORTUNITY TO ACQUIRE A CHARACTERFUL FAMILY HOME IN A HIGHLY REGARDED AREA.

- STYLISH CHARACTER HOME OF GREAT CHARM IN SOUGHT AFTER ROAD BETWEEN CHEAM AND SUTTON TOWN CENTRES
- FIVE BEDROOMS AND TWO MODERN BATHROOMS - IDEAL FOR THE GROWING FAMILY
- WONDERFUL PLOT WITH TREMENDOUS SCOPE FOR EXTENSION AND DEVELOPMENT (S.T.P.P.)
- COUNCIL TAX BAND G
- EPC RATING D

