



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickbecom 2024. REF: 1079232



Approximate Area = 2259 sq ft / 209.8 sq m  
 Limited Use Area(s) = 52 sq ft / 4.8 sq m  
 Garages = 371 sq ft / 34.4 sq m  
 Total = 2682 sq ft / 249 sq m

**Cornwall Road, Cheam, SM2**

For identification only - Not to scale

Denotes restricted head height



**\*\*GUIDE PRICE - £1,350,000 - £1,400,000\*\***

**\*\* CHAIN FREE\*\*** THIS FANTASTIC FIVE BEDROOM DETACHED FAMILY HOME IS BEING OFFERED TO THE MARKET WITH NO ONWARD CHAIN. ON ENTERING THE PROPERTY, YOU ARE MET WITH A BEAUTIFUL RECEIVING HALLWAY LEADING TO A DUAL ASPECT RECEPTION ROOM WITH FEATURE FIREPLACE AND ORIGINAL PARQUET FLOORING, A FURTHER FORMAL DINING ROOM WITH BAY WINDOW AND FEATURE FIREPLACE AND PARQUET FLOORING, MODERN KITCHEN DINING ROOM WITH SEPARATE UTILITY ROOM AND A DOWNSTAIRS CLOAK ROOM.

HEADING TO THE FIRST FLOOR YOU WILL FIND FIVE DOUBLE BEDROOMS, ONE WITH A LARGE DRESSING ROOM, STYLISH FAMILY BATHROOM AND A FURTHER SEPARATE SHOWER ROOM.

ADDITIONAL BENEFITS OF THE PROPERTY INCLUDE, TWO LARGE GARAGES, A CARRIAGE DRIVEWAY WITH OFF-STREET PARKING FOR MULTIPLE CARS AND ENORMOUS POTENTIAL TO EXTEND THE PROPERTY ON BOTH SIDES, AT THE REAR AND INTO THE LOFT, THE VENDOR CURRENTLY HOLDS ACCEPTED PLANNING FOR ALL THESE OPTIONS, AVAILABLE ON REQUEST.

CHEAM STATION IS 0.8 MILES AWAY FROM THE PROPERTY AND RUNS DIRECT SERVICES IN TO BOTH LONDON BRIDGE AND LONDON VICTORIA MAKING IT PERFECT FOR

- CHAIN FREE
- DETACHED
- 5 DOUBLE BEDROOMS
- ORIGINAL FEATURES
- APPROVED PLANNING OPTIONS, AVAILABLE ON REQUEST.
- 2 GARAGES
- COUNCIL TAX BAND G
- EPC RATING D

