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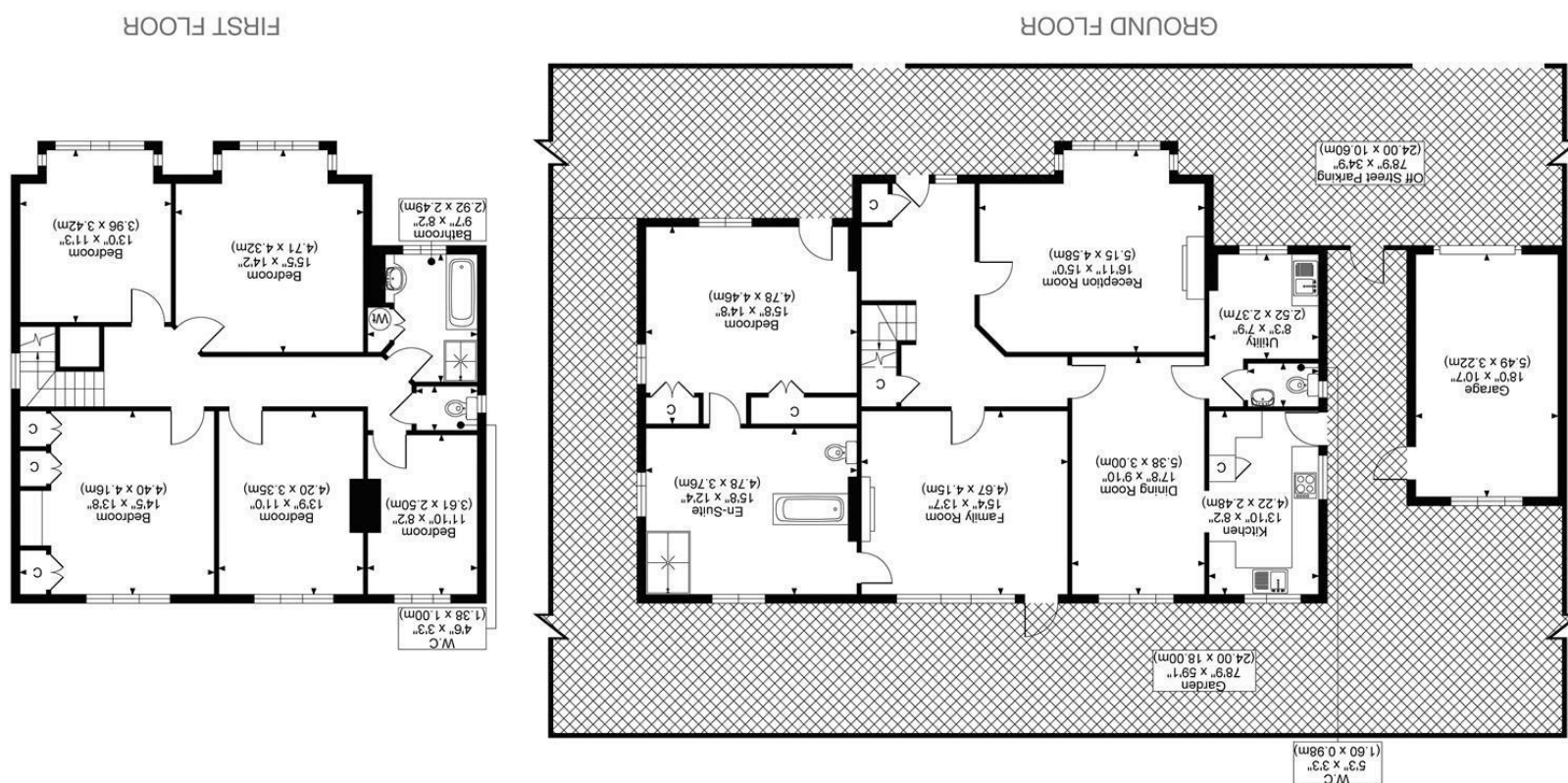
RICS

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 2670 SQ.FT (248 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 2479 SQ.FT (230 SQ.M)



CHRISTIES



# CORNWALL ROAD, CHEAM SM2 6DU

GUIDE PRICE £1,200,000

**\*\*GUIDE PRICE £1,200,000 - £1,300,000\*\***

WELCOME TO CORNWALL ROAD – A SUBSTANTIAL DETACHED FAMILY HOME OCCUPYING AN EXCEPTIONAL PLOT IN ONE OF THE AREA'S MOST DESIRABLE RESIDENTIAL LOCATIONS, OFFERING EXTENSIVE ACCOMMODATION AND OUTSTANDING POTENTIAL FOR ENLARGEMENT, REMODELLING, OR MODERNISATION, SUBJECT TO THE USUAL CONSENTS.

SET ON A REMARKABLE PLOT WITH A LARGE FRONTAGE AND IMPRESSIVE REAR GARDEN, THIS IS A RARE OPPORTUNITY TO ACQUIRE A HOME WITH GENUINE LONG-TERM POTENTIAL. THE GROUND FLOOR CURRENTLY PROVIDES GENEROUS AND VERSATILE ACCOMMODATION, INCLUDING A SPACIOUS RECEPTION ROOM, SEPARATE DINING ROOM, AND FAMILY ROOM, CREATING EXCELLENT LIVING AND ENTERTAINING SPACE. A KITCHEN, UTILITY ROOM AND GROUND FLOOR WC FURTHER ENHANCE THE PRACTICALITY OF THE LAYOUT, WHILE A LARGE GROUND FLOOR BEDROOM WITH EN-SUITE FACILITIES OFFERS FLEXIBILITY FOR MULTI-GENERATIONAL LIVING, GUEST ACCOMMODATION, OR ADDITIONAL RECEPTION SPACE.

UPSTAIRS, THE PROPERTY CONTINUES TO IMPRESS WITH SEVERAL WELL-PROPORTIONED BEDROOMS SERVED BY FAMILY BATH/SHOWER FACILITIES, PROVIDING AMPLE ACCOMMODATION FOR GROWING FAMILIES.

EXTERNALLY, THE STANDOUT FEATURE IS UNDOUBTEDLY THE PLOT ITSELF. THE SUBSTANTIAL REAR GARDEN OFFERS EXCEPTIONAL OUTDOOR SPACE, WHILE THE EXPANSIVE FRONTAGE PROVIDES EXTENSIVE DRIVEWAY PARKING ALONGSIDE A DETACHED GARAGE. THE OVERALL PLOT PRESENTS EXCITING POSSIBILITIES FOR THOSE LOOKING TO CREATE A TRULY EXCEPTIONAL FAMILY HOME.

COMBINING GENEROUS EXISTING ACCOMMODATION, A PRIME LOCATION AND A PLOT RARELY FOUND IN TODAY'S MARKET, CORNWALL ROAD REPRESENTS AN OUTSTANDING OPPORTUNITY FOR BUYERS SEEKING SPACE, FLEXIBILITY, AND FUTURE POTENTIAL.

- SUBSTANTIAL DETACHED FAMILY HOME ON AN EXCEPTIONAL PLOT
- OUTSTANDING POTENTIAL TO MODERNISE, EXTEND OR REMODEL (STPP)
- PRIME RESIDENTIAL LOCATION WITH SIGNIFICANT LONG-TERM POTENTIAL
- COUNCIL TAX BAND G
- EPC RATING D

