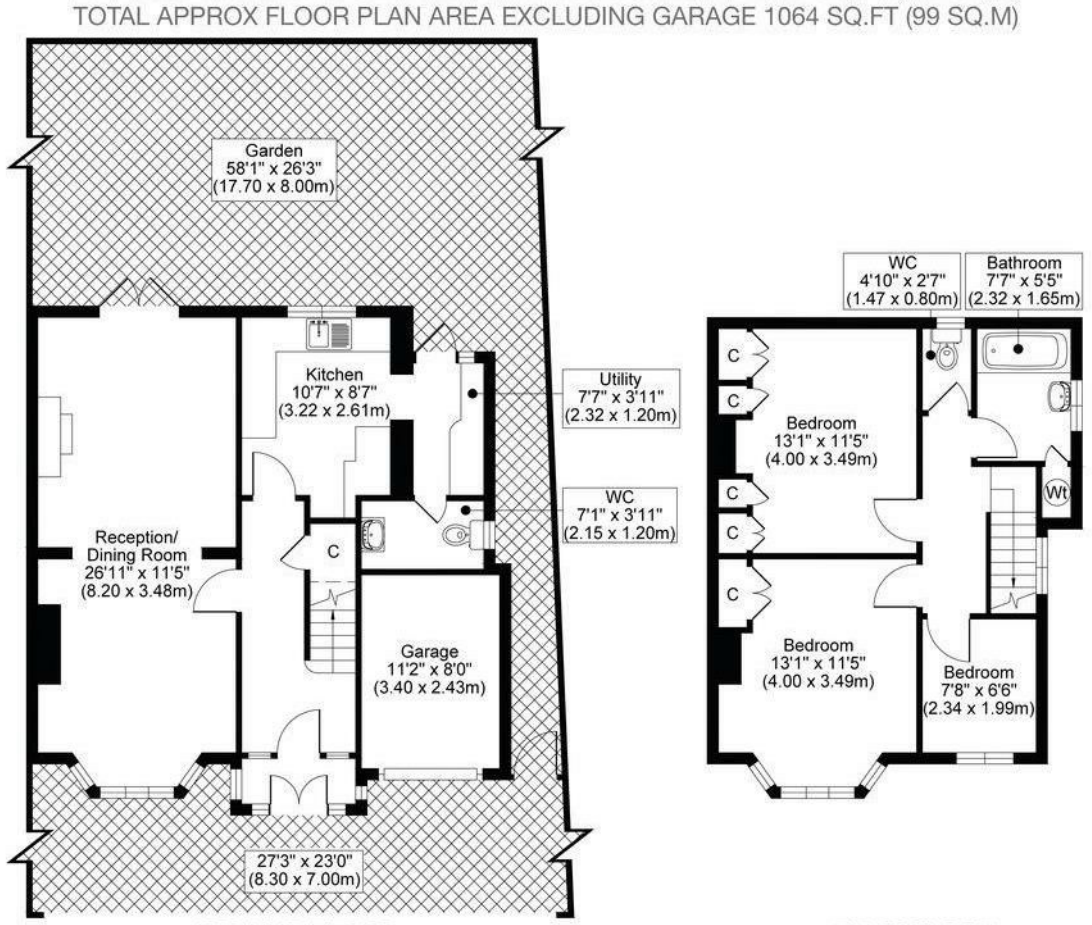
CHRISTIES



QUARRY PARK ROAD, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1153 SQ.FT (108 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1064 SQ.FT (99 SQ.M)



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.

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Quarry Park Road, Cheam SM1 2DS

Guide Price £675,000

BLACK FRIDAY EVENT ** **GUIDE PRICE £675,000 - £700,000
Welcome to Quarry Park Road – A well-proportioned family home offering excellent potential, ideally located within easy reach of Cheam Village.

This attractive property provides spacious and versatile accommodation throughout and presents a wonderful opportunity for a purchaser to update and personalise to their own taste. The ground floor features a generous reception and dining room, creating a bright and flexible living space ideal for both everyday family life and entertaining, with views over the rear garden. The separate kitchen is well-appointed and thoughtfully arranged, providing ample storage and workspace. A useful utility area, ground floor WC, and integral garage further enhance the practicality of the home.

Upstairs, there are three well-proportioned bedrooms, including two comfortable double rooms and a further bedroom ideal for family use, guests, or home working. A family bathroom and separate WC complete the first -floor accommodation.

Externally, the property benefits from a private rear garden, offering excellent potential for landscaping and outdoor entertaining. To the front, there is off-street parking and access to the garage.

Requiring some modernisation but offering excellent scope for enhancement, Quarry Park Road represents a fantastic opportunity to create a superb long-term family home in a highly desirable residential location, close to Cheam Village, well-regarded schools, and convenient transport links.

- Potential to extend, subject to the usual planning permissions and consents
- Off-street parking
- Private rear garden offering excellent outdoor space
- EPC Rating D
- Council Tax Band E













