



International Property Measurement Standards (IPMS2 Residential) © nchecom 2023.  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating Certified Property Measurer RICS REF: 694686



**Cornwall Road, Chesham, SM2**  
Approximate Area = 4447 sq ft / 413.1 sq m (includes garage)  
Limited Use Area(s) = 251 sq ft / 23.3 sq m  
Total = 4698 sq ft / 436.4 sq m  
For identification only - Not to scale

Denotes restricted head height



\*GUIDE PRICE £1,800,000 - £2,000,000\*

CHRISTIES' REPUTATION FOR BRINGING THE FINEST HOMES IN THE AREA TO THE MARKET CONTINUES WITH OUR OFFERING OF THIS SIMPLY OUTSTANDING THREE STOREY FIVE BEDROOM DETACHED FAMILY RESIDENCE. OFFERING THE CURRENTLY MUCH SOUGHT-AFTER FUSION OF OLDER CHARACTER FEATURES ALONGSIDE A SLEEK MODERN FAMILY KITCHEN WITH BIFOLD DOORS OPENING ONTO AN IMPRESSIVE REAR GARDEN, IT SITS ON A PLOT OF MORE THAN HALF AN ACRE. THERE IS HUGE POTENTIAL FOR EXTENSION AND/OR ADAPTATION TO SUIT ONE'S INDIVIDUAL REQUIREMENTS (S.T.P.P). SET MID-WAY BETWEEN CHEAM AND SUTTON CENTRES THE PROPERTY IS IDEALLY LOCATED FOR LOCAL SCHOOLS AND TRANSPORT LINKS. FURTHER FEATURES OF PARTICULAR NOTE INCLUDE THE ROAD FRONTAGE OF APPROXIMATELY 100FT AND THE VAST REAR GARDEN ALONG WITH AN ENCLOSED SWIMMING POOL WITH SWIM-JET RESISTANCE SYSTEM. HOMES OF THIS QUALITY ON PLOTS OF THIS SIZE ARE VERY RARE TO FIND - CALL US NOW TO BOOK YOUR VIEWING APPOINTMENT.

- DETACHED FAMILY HOME MEASURING OVER 4,000 SQUARE FEET
- IDEAL LOCATION MID WAY BETWEEN CHEAM AND SUTTON TOWN CENTRES AND CLOSE TO TRANSPORT LINKS AND LOCAL SCHOOLS
- MARVELLOUS TEMPERATURE CONTROLLED POOL RUM WITH SWIM-JET RESISTANCE SYSTEM
- EPC RATING E
- COUNCIL TAX BAND G

