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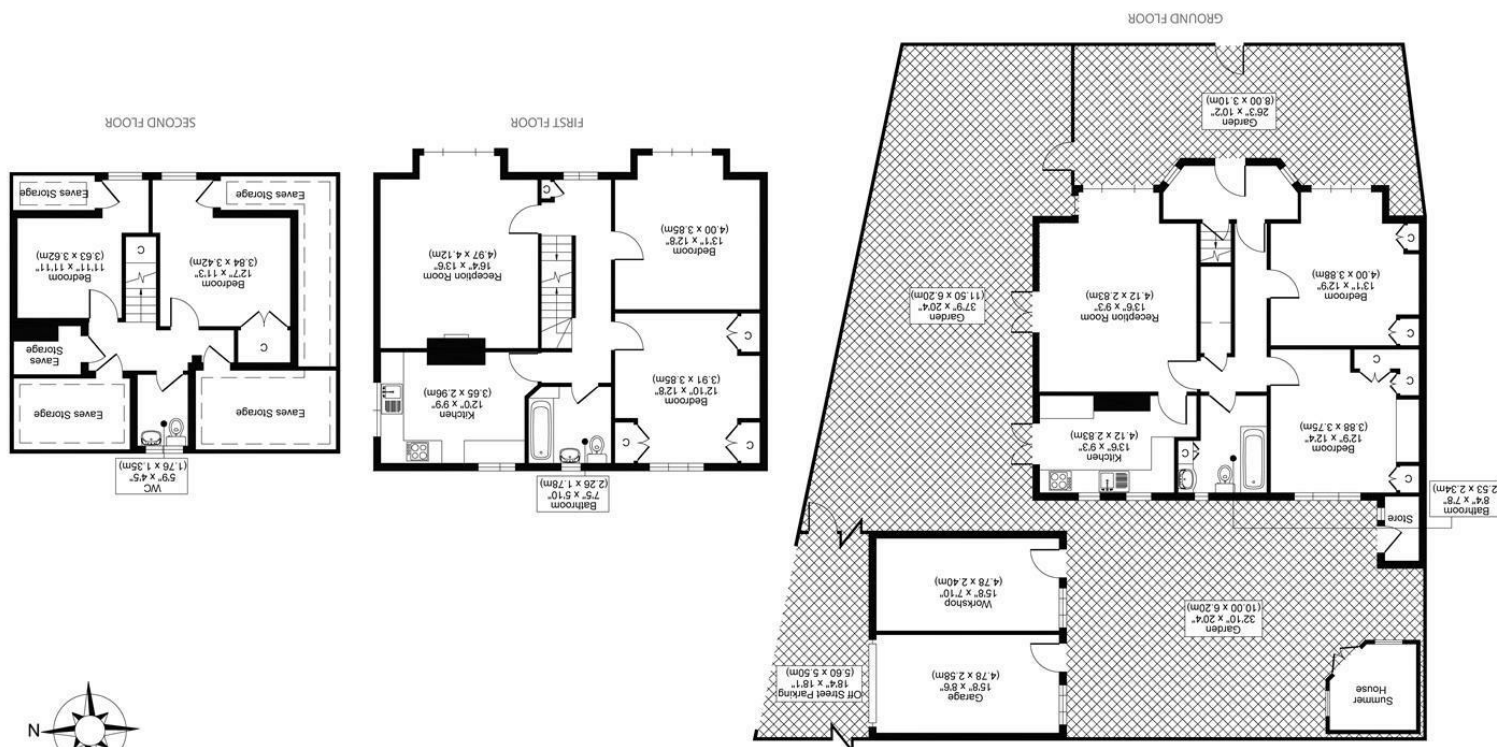
RICS

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.



PARK ROAD, SM3  
 MAIN HOUSE APPROX FLOOR AREA 2,013 SQ.FT (187 SQ.M) EXCLUDING EAVES STORAGES  
 WORKSHOP/GARAGE APPROX FLOOR AREA 269 SQ.FT (25 SQ.M)  
 SUMMER HOUSE/EXTERNAL STORAGE APPROX FLOOR AREA 65 SQ.FT (6 SQ.M)  
 TOTAL APPROX FLOOR AREA 2,347 SQ.FT (218 SQ.M)



# CHRISTIES



**\*\* GUIDE PRICE £1,000,000 TO £1,050,000 \*\***  
**INVESTMENT OPPORTUNITY**

A MOST IMPRESSIVE DOUBLE FRONTED DETACHED FAMILY RESIDENCE CURRENTLY ARRANGED AS TWO LEASEHOLD FLATS WITH PRIVATE GARDENS AND PARKING. THE GROUND FLOOR FLAT COMPRISES, ENTRANCE HALL LEADING TO A LARGE RECEPTION ROOM WITH DOORS LEADING TO A PRIVATE GARDEN, TWO DOUBLE BEDROOMS, FAMILY BATHROOM AND A MODERN KITCHEN WITH ACCESS TO THE GARDEN. THE FIRST FLOOR FLAT COMPRISES, ENTRANCE HALL LEADING TO STAIRS TO THE FIRST FLOOR, ON THIS LEVEL YOU WILL FIND A LARGE RECEPTION ROOM, SEPARATE DINING ROOM, KITCHEN, FAMILY BATHROOM AND A DOUBLE BEDROOM. ON THE SECOND FLOOR ARE TWO FURTHER BEDROOMS AND A WC. BOTH PROPERTIES BENEFIT FROM PRIVATE OUTSIDE SPACE, A GARAGE/WORKSHOP AND OFF-STREET PARKING.

- FREEHOLD INVESTMENT FOR SALE
- 2 SEPARATE LEASEHOLD PROPERTIES
- CHEAM VILLAGE LOCATION
- PRIVATE PARKING
- EPC RATING D
- COUNCIL TAX BAND D

