



www.centro-pic.uk | Telephone 020 8401 5000
 www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR OFFICE CO. UK

onTheMarket.com

zoopla.co.uk

rightmove

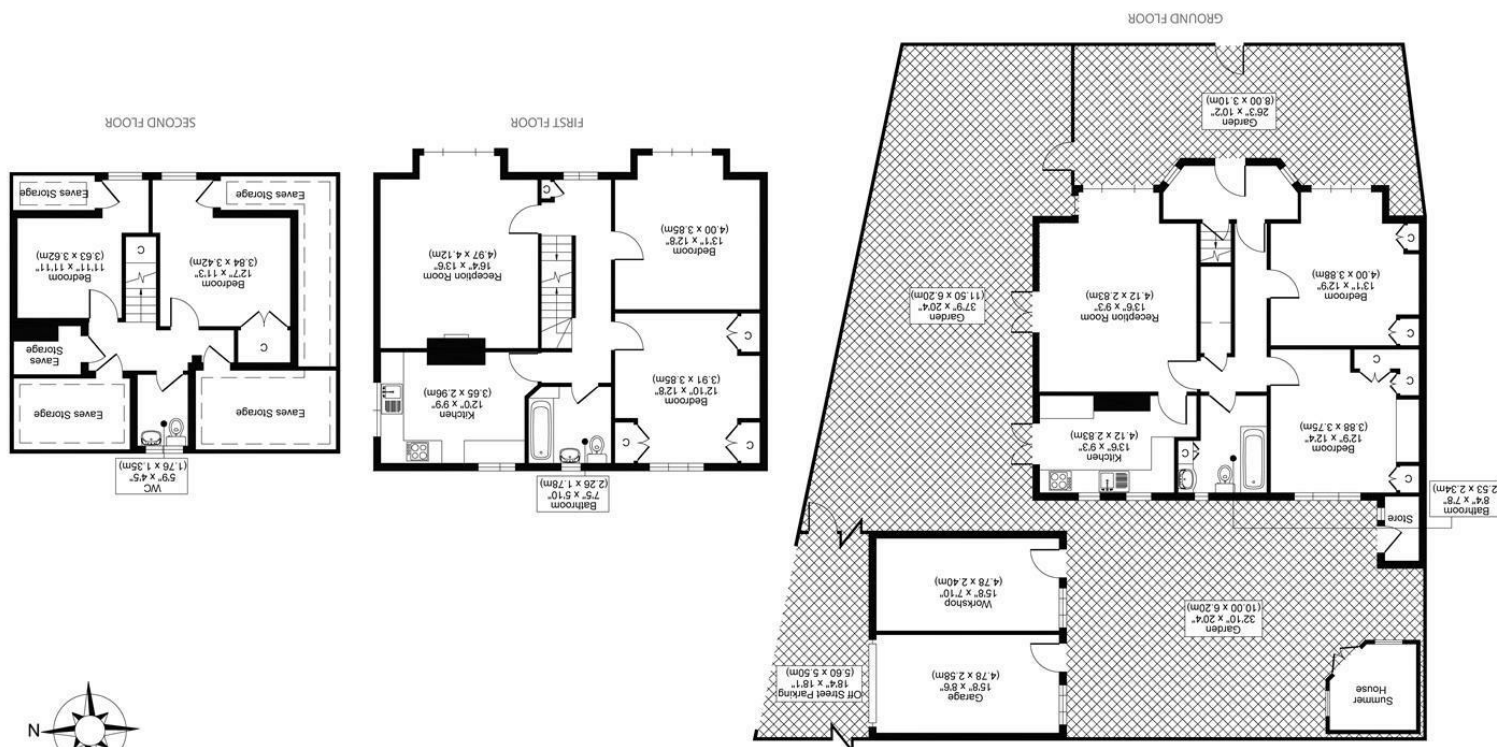
RICS

The Property Ombudsman

CHRISTIES

optica MEDIA
 optimedia.co.uk

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

