



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.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1982 SQ.FT (184 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1651 SQ.FT (153 SQ.M)

PARK LANE CHEAM, SWS3



CHRISTIES



GUIDE PRICE \*\*\*£750,000 - £800,000\*\*\*

A TRULY RARE OPPORTUNITY TO PURCHASE A MOST DISTINCTIVE THREE-BEDROOM SEMI-DETACHED HOME NESTLED IN THE VERY HEART OF CHEAM VILLAGE AND WITH A FIRST FLOOR MAIN RECEPTION ROOM OPENING ONTO A GENEROUS BALCONY OVERLOOKING CHEAM PARK.

ON THE GROUND FLOOR YOU ARE PRESENTED WITH A UTILITY ROOM WITH ACCESS TO THE GARDEN, A W/C, MASTER BEDROOM WITH EN-SUITE, AND A FURTHER TWO BEDROOMS. IN ADDITION, THE GROUND FLOOR HAS BEEN CONFIGURED TO GIVE THE OPTION OF AN ANNEX WITH A KITCHENETTE HAVING PRIVATE FRONT ACCESS ALONG WITH INTERNAL ACCESS. THIS IS A FANTASTIC OPPORTUNITY FOR ANYONE LOOKING FOR MULTI-GENERATIONAL LIVING.

FIRST FLOOR ACCOMMODATION COMPRISES AN UPSTAIRS W/C, A WONDERFUL LOUNGE/DINING ROOM WITH ACCESS TO THE AFOREMENTIONED BALCONY AND A WELL-APPOINTED KITCHEN AGAIN WITH FANTASTIC VIEWS. THE PROPERTY ALSO BENEFITS FROM A DOUBLE GARAGE, DRIVEWAY AND PRIVATE REAR GARDEN.

CALL CHRISTIES TODAY ON 0208 643 7777 TO AVOID DISAPPOINTMENT.

- CHAIN FREE
- VILLAGE LOCATION
- VIEWS OVER CHEAM PARK
- COUNCIL TAX BAND F
- EPC RATING D

