



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nckhcom 2023. REF: 1041969



Cornwall Road, SM2
 Approximate Area = 3049 sq ft / 283.2 sq m
 Garage = 244 sq ft / 22.7 sq m
 Total = 3293 sq ft / 305.9 sq m
 For identification only - Not to scale



ENVIABLY LOCATED ON A WIDE PLOT ON A SOUGHT-AFTER RESIDENTIAL ROAD IN CHEAM, THIS BEAUTIFULLY PRESENTED DETACHED SIX-BEDROOM FAMILY HOME IS IDEALLY LOCATED FOR CHEAM & SUTTON'S HOST OF AMENITIES, INCLUDING OUTSTANDING SCHOOLS, LOCAL SHOPS, AND TRANSPORT FACILITIES.

THE PROPERTY BENEFITS FROM TWO BEAUTIFUL RECEPTION ROOMS WITH BIFOLD DOORS LEADING TO THE FANTASTIC GARDEN. THE MODERN KITCHEN BREAKFAST ROOM IS STUNNING AND IS COMPLIMENTED AGAIN WITH BIFOLD DOORS AND VIEWS OVER THE REAR GARDEN. THERE IS ALSO A SEPARATE FORMAL DINING ROOM, PERFECT FOR ENTERTAINING!

THE REAR GARDEN IS TRULY STUNNING, WITH ITS PATIO AREA LEADING TO A FULLY LANDSCAPED LAWN WITH FLOWER BEDS, ADDITIONAL SEATING AREAS, AND IT UNIQUELY HAS AN OUTSIDE DOME FOR A TRULY SPECIAL DINING EXPERIENCE.

HEADING UPSTAIRS, YOU WILL FIND SIX BEDROOMS, WITH THE MASTER AND SECOND BEDROOM BOTH BENEFITTING FROM SPECTACULAR EN-SUITES. THERE IS A FURTHER LUXURY FAMILY BATHROOM LOCATED ON THIS FLOOR, ALONG WITH ACCESS TO THE LOFT.

ADDITIONAL ADVANTAGES INCLUDE AN INTEGRAL GARAGE, A CARRIAGE DRIVEWAY WITH OFF-STREET PARKING FOR MULTIPLE CARS, AND FURTHER POTENTIAL TO EXTEND (S.T.P.P.).

CALL CHRISTIES TODAY ON 020 8643 7777.

- 6 BEDROOM DETACHED FAMILY HOME
- SWEEPING CARRIAGE DRIVEWAY & GARAGE
- MODERNIZED THROUGHOUT.
- COUNCIL TAX BAND G
- EPC RATING D

