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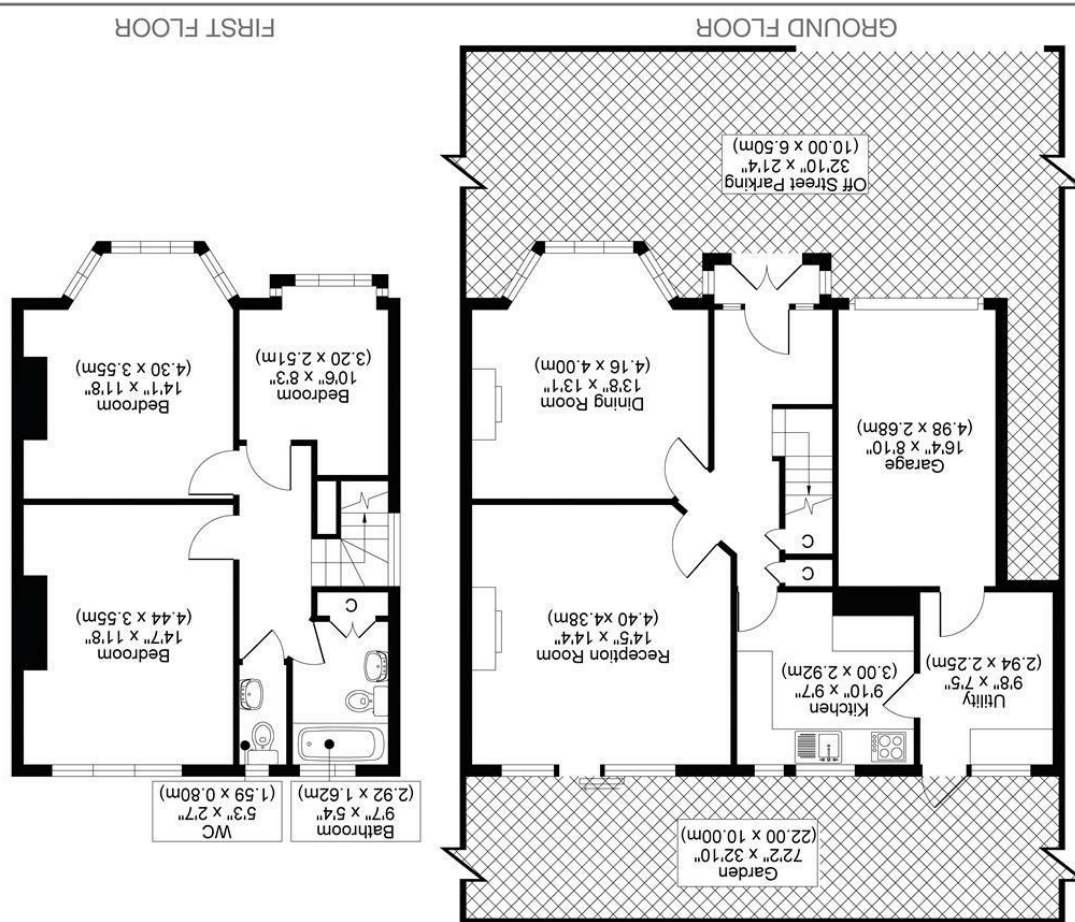
RICS

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
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1335 SQ.FT (124 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1201 SQ.FT (112 SQ.M)



CHRISTIES



PARK ROAD, SUTTON SM3 8PY

GUIDE PRICE £850,000

WELCOME TO PARK ROAD – A WELL-PROPORTIONED SEMI-DETACHED FAMILY HOME, IDEALLY POSITIONED IN AN EXCELLENT LOCATION JUST MOMENTS FROM CHEAM VILLAGE.

THIS PROPERTY OFFERS SPACIOUS AND WELL-BALANCED ACCOMMODATION, IDEAL FOR BUYERS LOOKING TO UPDATE AND PERSONALISE A HOME TO THEIR OWN TASTE. THE GROUND FLOOR FEATURES A GENEROUS RECEPTION ROOM ALONGSIDE A SEPARATE DINING ROOM, PROVIDING EXCELLENT LIVING AND ENTERTAINING SPACE. A KITCHEN WITH ADJOINING UTILITY AREA ADDS PRACTICALITY, WHILE THE LAYOUT WORKS WELL FOR MODERN FAMILY LIVING.

UPSTAIRS, THE PROPERTY OFFERS THREE WELL-PROPORTIONED BEDROOMS SERVED BY A FAMILY BATHROOM AND SEPARATE WC, PROVIDING COMFORTABLE ACCOMMODATION.

EXTERNALLY, THE PROPERTY BENEFITS FROM A GOOD-SIZED REAR GARDEN, IDEAL FOR OUTDOOR ENJOYMENT. TO THE FRONT, OFF-STREET PARKING IS AVAILABLE ALONG WITH ACCESS TO THE GARAGE.

COMBINING A HIGHLY DESIRABLE LOCATION AND GENEROUS PROPORTIONS, PARK ROAD REPRESENTS A FANTASTIC OPPORTUNITY TO CREATE A SUPERB LONG-TERM FAMILY HOME IN THE HEART OF CHEAM.

- SEMI-DETACHED FAMILY HOME IN A PRIME LOCATION
- OPPORTUNITY TO UPDATE TO PERSONAL TASTE
- GOOD-SIZED REAR GARDEN
- OFF-STREET PARKING AND GARAGE
- COUNCIL TAX BAND E
- EPC RATING D

