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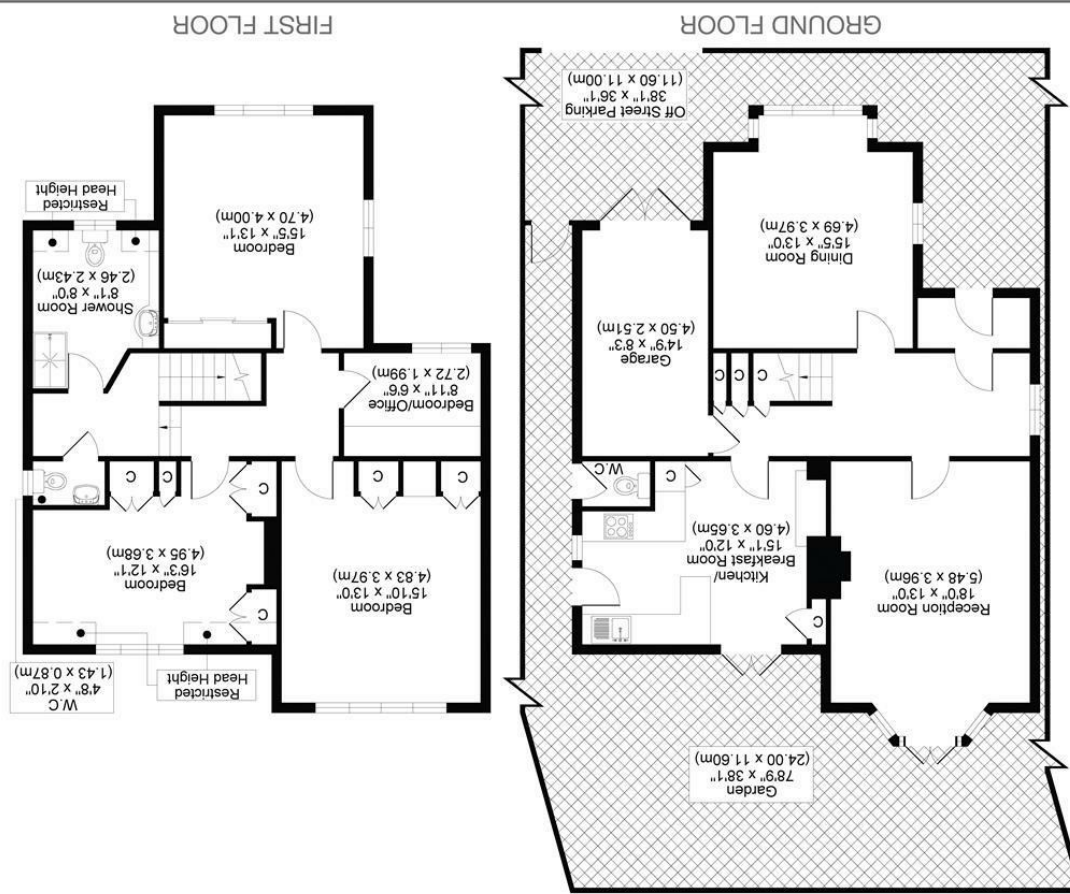
RICS

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.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & RESTRICTED HEAD HEIGHT 1773 SQ.FT (165 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & RESTRICTED HEAD HEIGHT 1629 SQ.FT (151 SQ.M)

SANDY LANE, SM2



CHRISTIES





# SANDY LANE, SOUTH CHEAM SM2 7EN

OFFERS OVER £1,100,000

**\*\*GUIDE PRICE - £1,100,000 - £1,200,000\*\***

OZZING KERB APPEAL, THIS CHARACTERFUL FOUR-BEDROOM DETACHED HOME IS LOCATED ON THE HIGHLY DESIRABLE SANDY LANE IN SOUTH CHEAM, CLOSE TO A SELECTION OF SUPERB SCHOOLING OPTIONS – TO INCLUDE CUDDINGTON CROFT PRIMARY – AND WITHIN EASY REACH OF CHEAM STATION AND SHOPS.

OFFERING VERSATILE AND WELL-PROPORTIONED ACCOMMODATION – WITH FURTHER ENLARGEMENT POTENTIAL, SUBJECT TO SECURING ANY NECESSARY PERMISSIONS – THIS ATTRACTIVE PROPERTY ALSO BENEFITS FROM A SUPERB GARDEN. WITH SUCH HOMES CURRENTLY IN SHORT SUPPLY, WE CAN ONLY URGE EARLY VIEWING TO AVOID DISAPPOINTMENT.

FOR MORE INFORMATION AND TO ARRANGE A VIEWING, PLEASE CALL OUR EXPERIENCED SALES TEAM TODAY ON 0208 770 1625!

- SOUGHT-AFTER LOCATION CLOSE TO STATION, SHOPS & LOCAL SCHOOLS
- SCOPE TO IMPROVE AND ENLARGE (STPP)
- VERSATILE & WELL-PROPORTIONED ACCOMMODATION
- EPC RATING: E
- COUNCIL TAX BAND: G

