



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

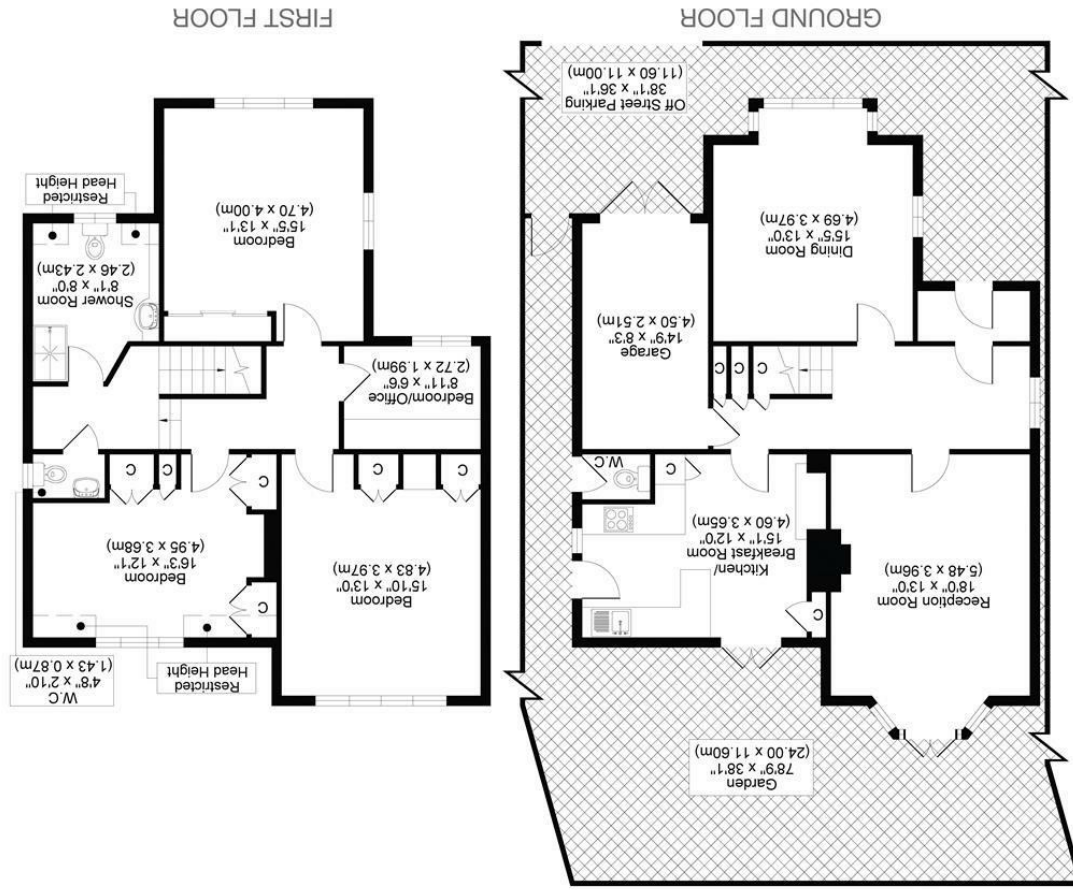
RICS

The Property Ombudsman

CHRISTIES

optica
 MEDA
 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.



SANDY LANE, SM2
 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)



CHRISTIES



SANDY LANE, SOUTH CHEAM SM2 7EN

GUIDE PRICE £1,000,000

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

OZING 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

