



PARKSIDE, SM3 8BS

GUIDE PRICE £1,000,000

SITUATED ON ONE OF CHEAM'S MOST SOUGHT-AFTER ROADS, THIS ATTRACTIVE FAMILY HOME PRESENTS AN EXCITING OPPORTUNITY TO MODERNISE AND CREATE A WONDERFUL HOME IN AN EXCEPTIONAL LOCATION. POSITIONED MOMENTS FROM BOTH CHEAM VILLAGE AND NONSUCH PARK, THE PROPERTY OFFERS GENEROUS ACCOMMODATION, EXCELLENT OUTSIDE SPACE AND CONSIDERABLE POTENTIAL.

THE GROUND FLOOR PROVIDES A WELCOMING ENTRANCE HALL LEADING TO A SPACIOUS RECEPTION ROOM, SEPARATE DINING ROOM AND KITCHEN. THE CONSERVATORY PROVIDES AN ADDITIONAL RECEPTION SPACE OVERLOOKING THE REAR GARDEN, THERE IS ALSO A DOWNSTAIRS WC AND ACCESS TO THE GARAGE.

UPSTAIRS, THE PROPERTY OFFERS THREE WELL-PROPORTIONED BEDROOMS AND A SEPARATE SINGLE BEDROOM / STUDY, WITH THE IMPRESSIVE PRINCIPAL BEDROOM BENEFITING FROM A LARGE WALK-IN WARDROBES AND EN-SUITE FACILITIES. THE REMAINING BEDROOMS ARE SERVED BY A SEPARATE SHOWER ROOM. THE BEDROOM / STUDY ON THE FIRST FLOOR PROVIDES FURTHER FLEXIBILITY AND CAN BE UTILISED AS A FOURTH BEDROOM, SUBJECT TO THE BUYER'S REQUIREMENTS.

OUTSIDE, THE PROPERTY BENEFITS FROM A GENEROUS REAR GARDEN, OFFERING EXCELLENT POTENTIAL FOR LANDSCAPING AND CREATING AN ATTRACTIVE OUTDOOR ENTERTAINING SPACE. TO THE FRONT, THERE IS A SUBSTANTIAL FRONT GARDEN WITH OFF-STREET PARKING TOGETHER WITH A GARAGE.

WHILE THE PROPERTY WOULD BENEFIT FROM MODERNISATION, IT REPRESENTS AN EXCELLENT OPPORTUNITY TO CREATE A SUBSTANTIAL FAMILY HOME IN A PARTICULARLY SOUGHT-AFTER LOCATION. THE PROXIMITY TO CHEAM VILLAGE AND NONSUCH PARK, TOGETHER WITH THE GENEROUS ACCOMMODATION AND GARDEN, MAKE THIS A PARTICULARLY EXCITING OPPORTUNITY.

- ONE OF CHEAM'S MOST SOUGHT-AFTER ROADS
- MOMENTS FROM CHEAM VILLAGE AND NONSUCH PARK
- FOUR-BEDROOM FAMILY HOME
- GENEROUS AND VERSATILE ACCOMMODATION
- PRINCIPAL BEDROOM WITH WALK-IN WARDROBE AND EN-SUITE
- GARAGE
- EXCELLENT OPPORTUNITY TO MODERNISE AND CREATE A SUPERB FAMILY HOME
- COUNCIL TAX BAND F
- EPC RATING D

