



115 Burdon Lane, South Cheam





## Guide price

£1,250,000

- 2414 Sq Ft of accommodation
- 0.20 of an acre plot
- Highly desirable location
- Four spacious bedrooms
- Four reception rooms
- 22ft kitchen/dining room
- Spacious ensuite
- Family bathroom
- 70ft x 50ft garden
- Driveway with ample parking
- 60ft x 50ft frontage
- Integrated single garage

Set within one of the areas most requested roads, this highly attractive, substantial family home sits centrally within its plot and enjoys a sizable frontage of 60ft x 50ft with driveway and garage, a nicely secluded 70ft x 50ft rear garden with a plot of around 0.2 acres in total.

The property benefits from a traditional yet flexible layout, with bright accommodation over two floors and approximately 2414 Sq Ft of space that enjoys an incredibly well balanced layout, perfect for the growing family.

When you couple the generous space it provides with the numerous stand out features, finding a more impressive home in such a desirable location will be a very difficult task indeed. Sole agent.

Call The Personal Agent to arrange your viewing.



The property benefits from spacious and bright accommodation, with the ground floor comprising a large reception hall, living room overlooking the rear garden, dining room, study, family room, an impressive 22ft kitchen/breakfast room with fitted appliances, sizable utility room and a downstairs cloakroom. The property benefits from an abundance of natural light throughout with a genuine sense of privacy from neighbouring properties.

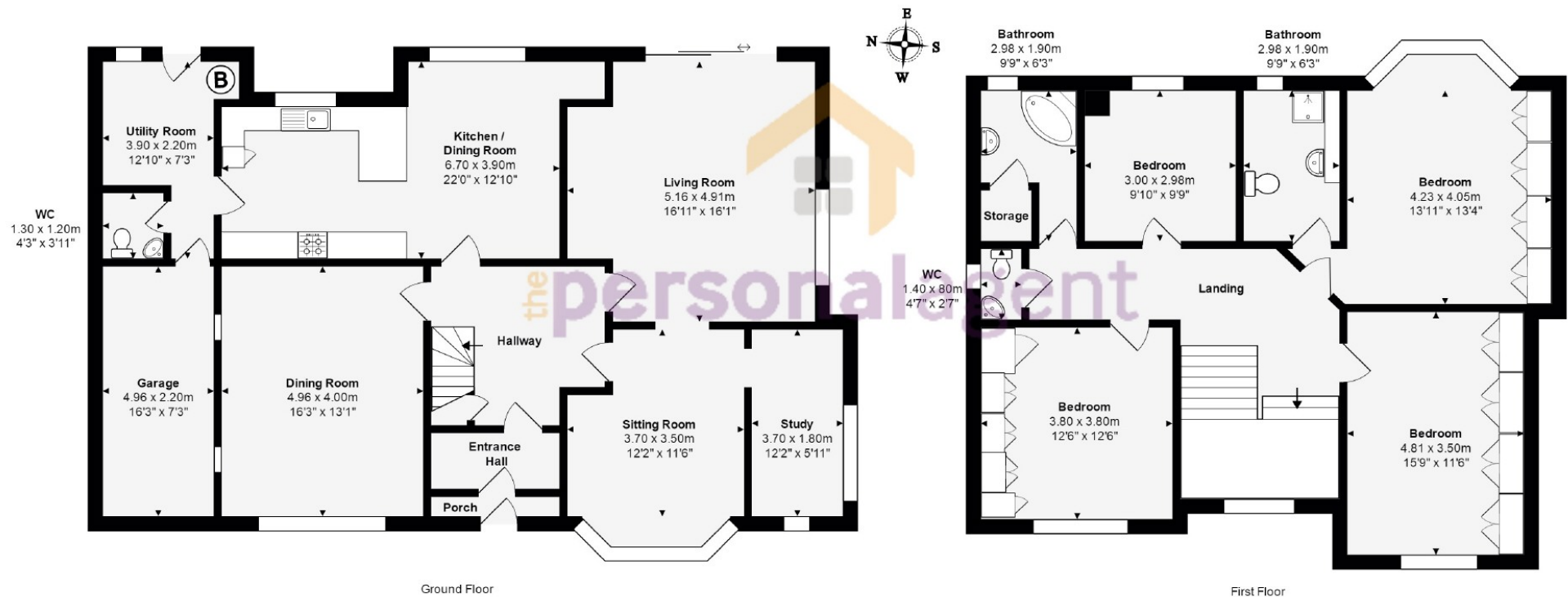
The well proportioned accommodation continues on the first floor with a stunning master bedroom that enjoys a large ensuite bathroom, three further generous double bedrooms and a family bathroom.

While the accommodation is truly impressive, the location also adds to the appeal with Burdon Lane being one of the most prestigious and well known roads in the South Cheam area, with great access to nearby private golf clubs, such as Cuddington Golf Club and Banstead Downs and easy access to Belmont train station and village, while further up the road Cheam mainline train station and high street are also nearby. There are a number of schools in the area, most notably Nonsuch High School, a highly successful grammar school for girls, Avenue Primary School, Sutton Grammar, the prestigious Epsom College and Aberdour School in Banstead. An internal viewing is highly recommended to fully appreciate everything this fine home provides.









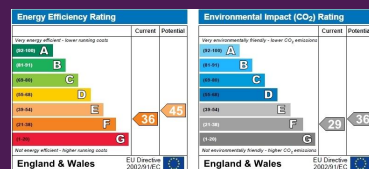
#### Burdon Lane, Sutton

Total Area: 224.2 m<sup>2</sup> ... 2414 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



141 High Street, Banstead, Surrey, SM7 2NS  
Tel: 01737 333699  
Email: rupert@thepersonalagent.co.uk





