



53 Burdon Lane
South Cheam | Surrey | SM2 7BX

FINE & COUNTRY

BURDON LANE



A premier location, a spacious flowing interior and modern décor; a sure hit.

Burdon Lane has always been considered a premier road within South Cheam. A road with stunning architecture and a consistent number of detached properties. This house is set towards the start of Burdon Lane, which allows for a short walk to the village centre and train station.

This handsome family home dates from the 1930s and immediately provides a large, in-out driveway leading up to the house, garage and carport. Once inside, the spacious hallway sets the scene for the rest of the house. Those wanting and requesting a feature hallway will not be disappointed. The eat-in kitchen is contemporary and conducive to modern family life, whilst the two main reception rooms can be used together or separated by the glass internal folding doors. A playroom/family room shares the double-sided wood burner with the other reception area. Double doors lead out to the garden from the kitchen, reception area and family room. The layout feels unconstrained, light and user friendly. The cloakroom/WC completes the ground floor accommodation.

The first floor provides four bedrooms and the family bathroom. The landing is large with a turning balcony and this space would allow for possible future extension into the large loft space (STPP). The bedrooms are a good size with the master benefiting from lots of fitted storage. The décor is inviting and modern and the interwoven character features will appeal to those seeking period design.

The rear garden is easy to maintain and family friendly. Made up of a traditional area of lawn and patio seating and dining areas, it is a private space that can be enjoyed without being overlooked.

In summary, this style of property is rare and if you wish to live in a sought after address within a reasonable walk from the train station after a hard day at work then it is a must view. Once here, expect to live in the area for some time to come.

The location is ideal for all the amenities South Cheam can provide. Cheam train station is within a 10 minute walk for most people and Cheam Village, plus highly-regarded local schools at Cuddington Croft, The Avenue, St Dunstan's and Nonsuch, as well as Glaisdale nursery, are all within easy reach. Road links include the A217 and rail links are on the Southern service into Victoria and London Bridge.

Cheam Village itself is a sought after town mixing the best of Surrey and Greater London. The village centre offers a picturesque setting and is excellent for families seeking affluent every day needs such as Waitrose, Costa and Pizza Express.

- Four Bedrooms
- Family Bathroom
- Three Reception Areas
- Kitchen/Breakfast Room
- Modern Flowing Interior
- Premier South Cheam Locale
- Short Walk from Station and Village
- Garage
- Space to Convert Loft (stpp)
- EPC EER Rating D































LOCATION

Cheam Village is one of Surrey's hidden secrets; offering a true village feel, yet close enough to commuting links into London to produce a setting that is both charming and convenient. The village itself offers a varied choice of shops from traditional butchers and bakers to well known high street supermarkets. Cheam train station is easily accessible and offers services into London Victoria. Local schools are highly regarded, the closest being St Dunstons, Cuddington Croft and Nonsuch High School for Girls. However, slightly further on is Avenue Primary which is highly sought after and Sutton Grammar School for Boys. Nearby is Cheam Park abutting the historic Nonsuch Park; both offer wide open spaces for Sunday walks, joggers and strollers alike, plus a delightful café next to Nonsuch Mansion House and tennis courts in Cheam Park. In summary, the location is ideal for families, commuters and those downsizing and looking for easily reached amenities.



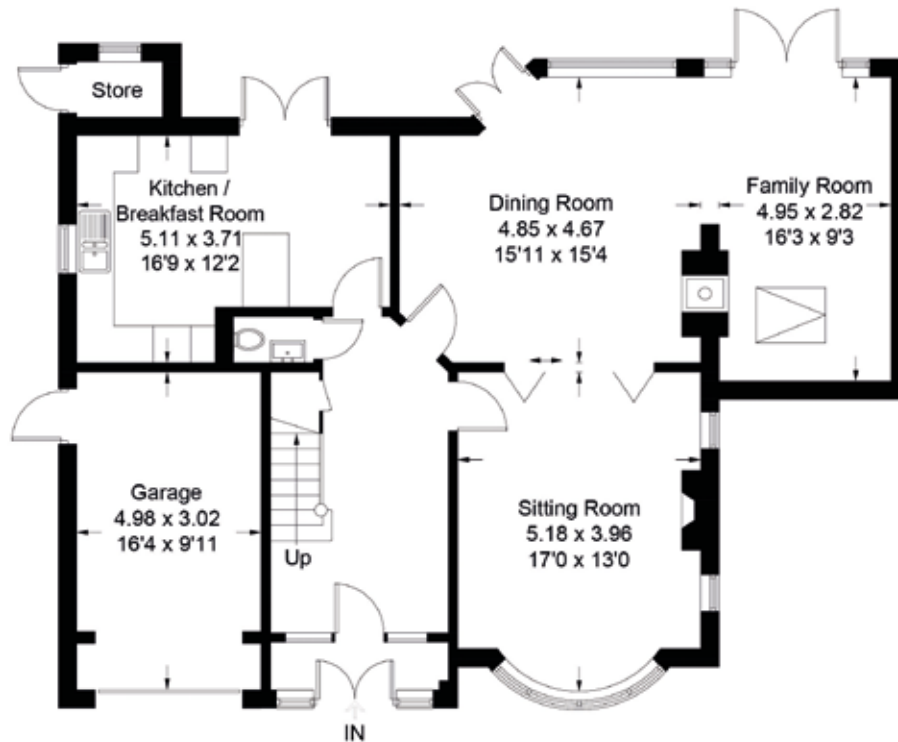


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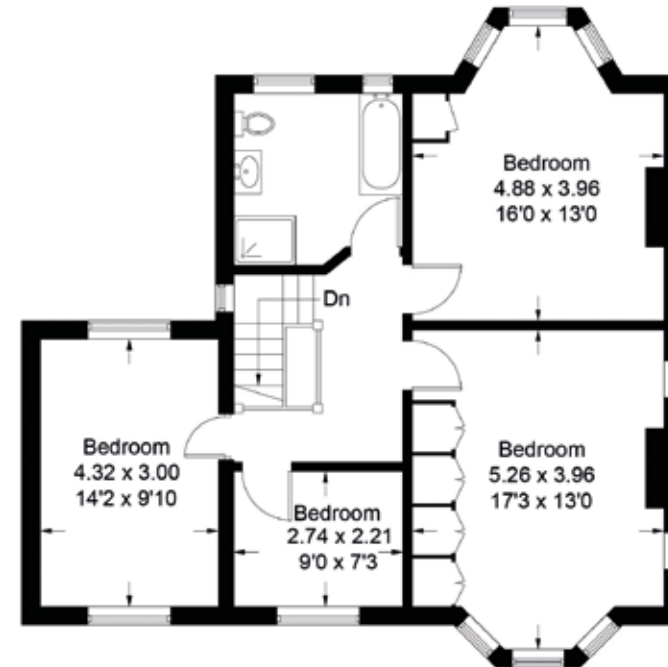
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Approximate Gross Internal Area = 167.4 sq m / 1802 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Store = 1.4 sq m / 15 sq ft
 Total = 183.9 sq m / 1979 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID435696)

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