



Burdon Lane SUTTON SM2 7DB

£1,150,000

IMPOSING FAMILY HOME - Choices are delighted to bring to the market this striking FOUR BEDROOM DETACHED HOUSE boasting versatile accommodation and situated in a highly desired road in South Cheam with walking distance to Cheam Village offering a selection of shops and restaurants. Belmont train station is 0.3 miles away while both Banstead and Cheam stations are a mile away, all providing excellent links into Central London. Schools within the area include Cuddington Croft Primary School, St Dunstan's C of E Primary School and Nonsuch High School for girls. The property provides spacious living and is presented in good condition throughout comprising on the ground floor; Porch, hallway, large 22ft kitchen/breakfast room, utility room, cloakroom, living room, sitting room, dining room and study. After climbing the stairs you arrive on the first floor landing which gives access to four good sized bedrooms, one of which has a bay window overlooking the rear garden and an en-suite shower room, there is a further family bathroom and separate W.C. Externally this impressive home boasts driveway with an abundance of off street parking, garage and an extensive, well maintained rear garden perfect for entertaining on those sunny days. This ideal family home is definitely worth a closer look to fully appreciate what is on offer, don't delay, call us today and book your appointment to view.
EPC Rating F.

***Impressive detached family home**

***Four double bedrooms with en-suite shower room to master**

***22ft Kitchen/breakfast room & utility room**

***Three reception rooms & study**

***Extensive rear garden & driveway with ample parking**

***Garage**

***Set on a highly desired road in South Cheam**

***Close proximity to Cheam Village & schools**

***Buyers Commission May Be Required**

***Draft details awaiting vendor approval**

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Porch

Door to;

Entrance

Door leading to;

Hallway

Stairs rising to first floor. Doors to;

Dining Room 16' 0" x 13' 0" (4.87m x 3.96m)

Living Room 16' 11" x 16' 1" (5.15m x 4.90m)

Sitting Room 15' 10" x 11' 5" (4.82m x 3.48m)

Access to;

Study 12' 2" x 6' 0" (3.71m x 1.83m)

Kitchen/Breakfast Room 22' 3" x 13' 0"
(6.78m x 3.96m)

Door to;

Utility Room 14' 2" x 7' 1" (4.31m x 2.16m)

Door to;

Cloakroom

First Floor Landing

Doors to;

Master Bedroom 13' 4" x 11' 6" (4.06m x 3.50m)

Door to;

En-Suite

Bedroom 15' 8" x 11' 6" (4.77m x 3.50m)

Bedroom 12' 8" x 12' 4" (3.86m x 3.76m)

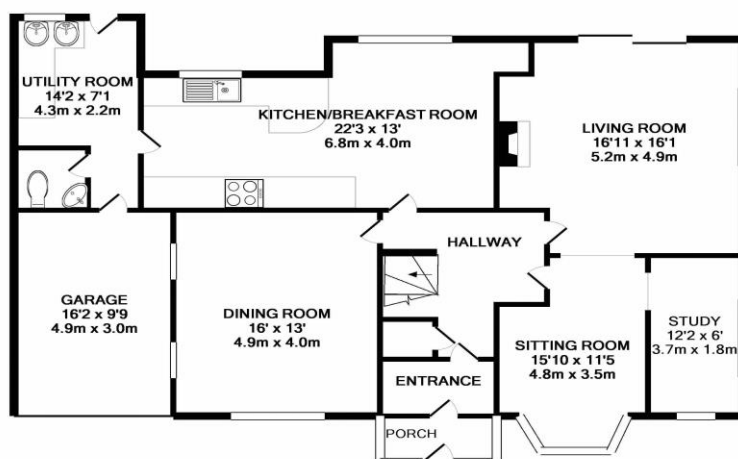
Bedroom 10' 0" x 6' 7" (3.05m x 2.01m)

Bathroom 10' 2" x 6' 1" (3.10m x 1.85m)

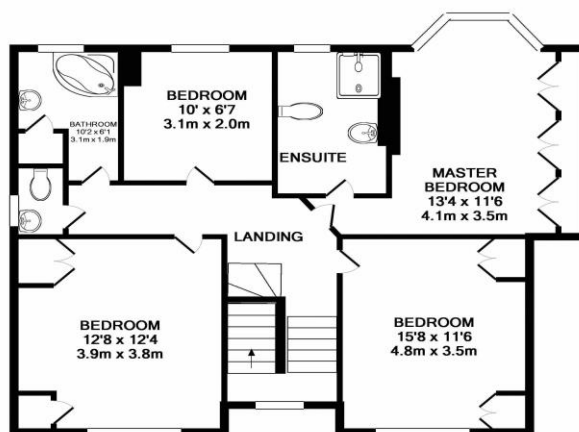
Separate W.C

Front Garden

Driveway providing off street parking for ample cars.



GROUND FLOOR



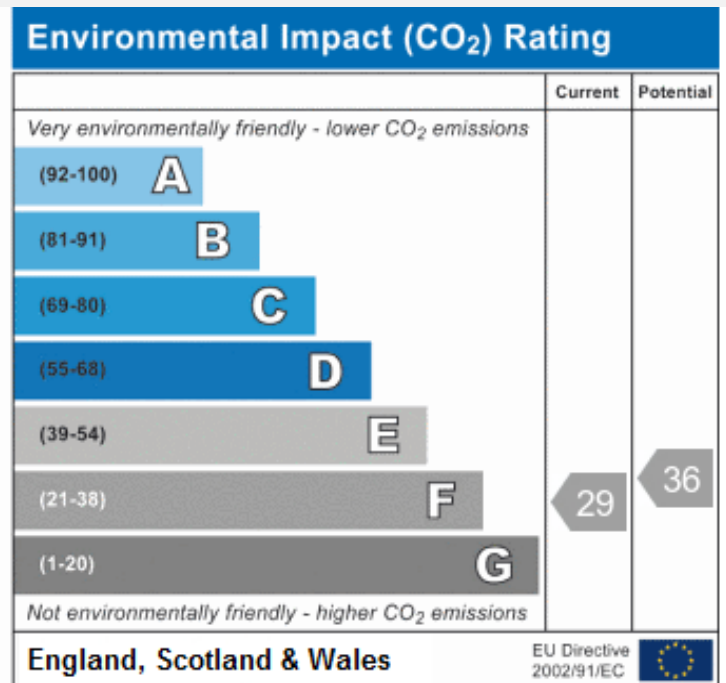
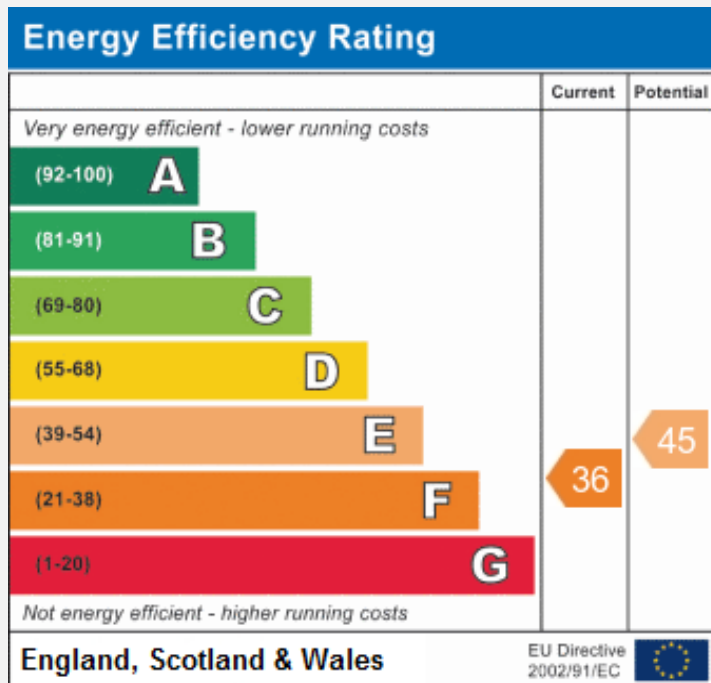
1ST FLOOR

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MONEY LAUNDERING REGULATIONS - intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



Reference:
SU55020953