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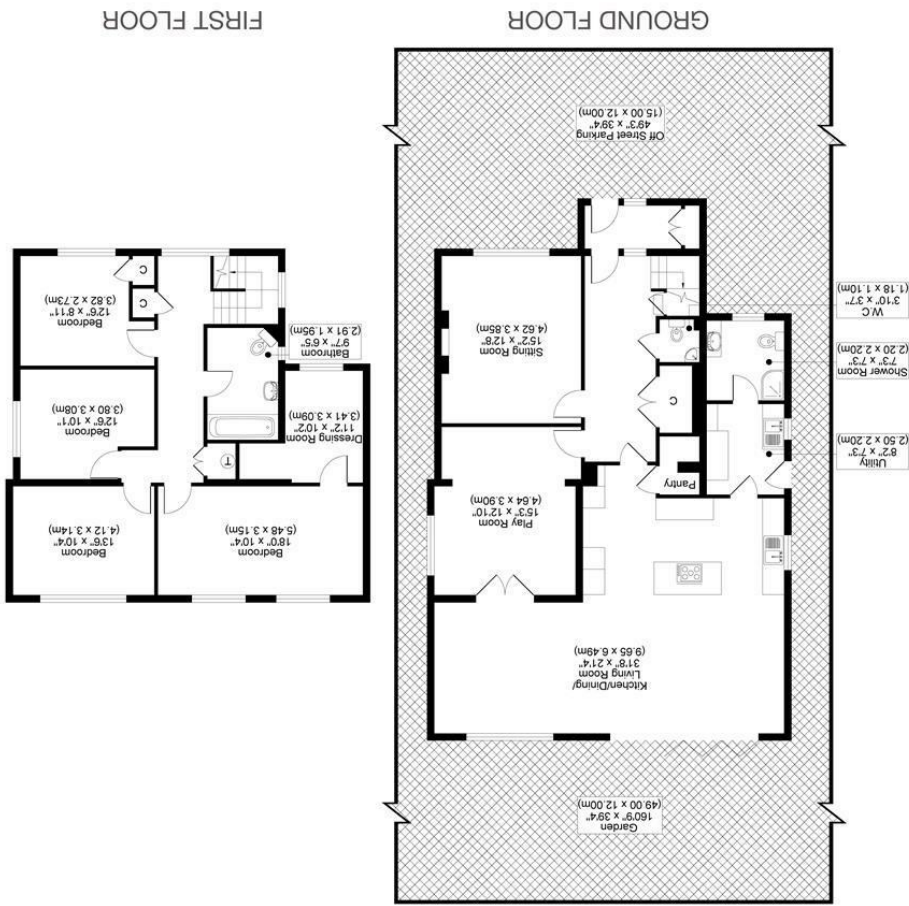
RICS

The Property Ombudsman

CHRISTIES

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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.



BURDON LANE, SM2
TOTAL APPROX FLOOR PLAN AREA 2236 SQ.FT (208 SQ.M)



CHRISTIES



GUIDE PRICE £1,250,000 - £1,300,000

LOCATED IN THE DESIRABLE AREA OF SOUTH CHEAM, THIS ELEGANT, FOUR BEDROOM DETACHED HOUSE ON THE PRESTIGIOUS BURDON LANE OFFERS A PERFECT BLEND OF COMFORT AND STYLE.

WHEN RENOVATED, THE HOUSE HAS BEEN THOUGHTFULLY DESIGNED TO PROVIDE AMPLE LIVING SPACE. THE THREE RECEPTION ROOMS CREATE A WELCOMING ATMOSPHERE, PERFECT FOR ENTERTAINING GUESTS OR ENJOYING QUIET FAMILY EVENINGS. THE OPEN-PLAN LAYOUT ENHANCES THE SENSE OF SPACE, ALLOWING FOR SEAMLESS INTERACTION BETWEEN THE LIVING AREAS, MAKING IT A FANTASTIC SETTING FOR FAMILY GATHERINGS.

UPSTAIRS THIS IMPRESSIVE PROPERTY BOASTS FOUR DOUBLE BEDROOMS INCLUDING A WALK IN DRESSING ROOM TO THE MASTER BEDROOM AND A MODERN FAMILY BATHROOM SITUATED OF THE LANDING WHICH IS COMPLEMENTED BY THE ADDITIONAL SHOWER ROOM LOCATED ON THE GROUND FLOOR.

THE PROPERTY IS SITUATED IN A LOCATION RENOWNED FOR ITS OUTSTANDING SCHOOLS, ENSURING THAT EDUCATIONAL OPPORTUNITIES ARE JUST A STONE'S THROW AWAY. ADDITIONALLY, EXCELLENT TRANSPORT LINKS TO LONDON AND LOCAL AMENITIES ARE CONVENIENTLY ACCESSIBLE, MAKING DAILY LIFE BOTH EASY AND ENJOYABLE.

- 4-BED DETACHED LUXURY HOME BENEFITTING FROM A LARGE GARDEN
- CLOSE TO OUTSTANDING SCHOOLS AND LOCAL AMENITIES
- TURN-KEY PROPERTY WITH A BEAUTIFUL SPACIOUS OPEN-PLAN KITCHEN
- COUNCIL TAX BAND F
- EPC RATING C

