



Burdon Lane, Cheam Sutton SM2 7PT

welcome to
Burdon Lane, Cheam Sutton

This detached house, located on a prestigious road, is currently listed for sale CHAIN FREE. Constructed with an exquisite design, the property is in good condition being fully refurbished 7 years ago, offering a perfect blend of comfort and sophistication. The house is situated in a peaceful location, with the added benefit of being close to public transport links, nearby schools, and lush green spaces. The house boasts five generously proportioned bedrooms and three well-appointed bathrooms, perfect for any growing family. The substantial living space includes three reception rooms, each featuring ample natural light and providing an excellent setting for entertaining guests or simply relaxing. The property features a recently refurbished kitchen. Equipped with modern appliances, it provides a delightful space for any culinary enthusiast. The kitchen, bathed in natural light, adds to the overall aesthetic and functionality of the house. One of the unique features of this property includes two sizeable garages with electric doors, providing secure parking. There is also additional storage space in the loft which could be used as additional bedroom (STPP). An office space within the house provides an ideal environment for those who work from home. A utility room also adds to the functionality of the house. The property sits on a corner plot, giving it a unique curb appeal and added privacy.



BURDON LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3215 SQ FT • 298.89 SQ M

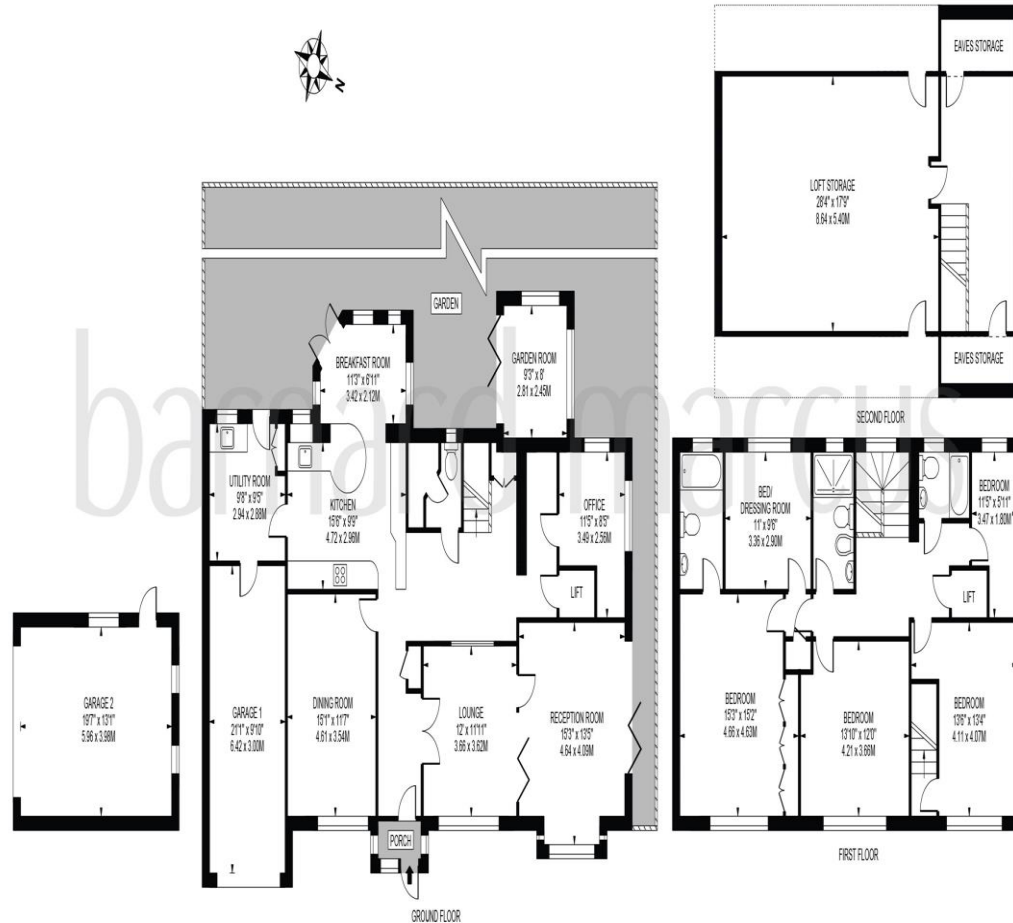
(INCLUDING EAVES STORAGE, EXCLUDING GARDEN ROOM & GARAGES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 74 SQ FT • 6.85 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN ROOM: 74 SQ FT • 6.88 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 1: 207 SQ FT • 19.28 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 2: 255 SQ FT • 23.72 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Burdon Lane, Cheam Sutton

- Distinguished detached chain free house
- Prestigious road location
- Swedish Aritco Lift
- Three bathrooms
- Ample off road parking

Tenure: Freehold EPC Rating: C

guide price

£1,250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT109729



Property Ref:
SUT109729 - 0022

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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