



barnard marcus

The Lawns, Cheam Sutton SM2 7PU



welcome to
The Lawns, Cheam Sutton

This well-presented home has three generously proportioned reception rooms, a bright spacious open plan kitchen-diner, utility room, games room and two downstairs WC. The spacious lounge has bifold doors that open onto the garden. Upstairs there are three double bedrooms with built in closets, a family bathroom, master bedroom with ensuite shower room and walk in dressing room, and a fifth bedroom/home office. This impressive home is within easy reach of many local schools, train station with direct links to London, Nonsuch Park and Cheam Village's shops and restaurants. Parking for five cars, a garage and secluded rear garden with patio and hot tub complete this must-see property.



THE LAWNS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3172 SQ FT - 294.71 SQ M
(EXCLUDING GARAGE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 220 SQ FT - 20.41 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 81 SQ FT - 7.53 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

The Lawns, Cheam Sutton

- 5 Bedroom Detached House
- Cheam Village
- Three Reception Rooms
- Open plan Kitchen Diner
- 3272 Square Feet

Tenure: Freehold EPC Rating: C

£1,500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110246



Property Ref:
SUT110246 - 0008

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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