



Sandy Lane, Sutton SM2 7EP

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Sandy Lane Sutton SM2 7EP

An attractive detached four bedroom detached Burton family home offered for sale in excellent condition situated on a premiere road in a sought after prestigious South Cheam location. The property has a generous garden and has potential to extend (STPP).

Burton Built Detached Family Home

Four Double Bedrooms

Prestigious South Cheam Location

Potential to Extend (STPP)

Characterful Features

Well Presented Throughout

Driveway Parking For Several Cars

Garage

Sought After Local Schools

EPC Rating C





On entering the house, an entrance hall leads to the spacious and modern kitchen with a central island fitted with contemporary units, built in appliances and bifold doors opening out into the rear garden. Downstairs offers an excellent size dining room with a feature fireplace and an attractive bay window with French doors into the rear garden.

In addition, there is a well proportioned living room with a feature fireplace and an attractive box bay window overlooking the front garden. The ground floor of this charming home also provides a useful downstairs shower room.

The first floor benefits from four bedrooms and a three piece family bathroom.

The rear garden is a superb size, mainly laid to lawn and well secluded with high mature trees and hedging. The garden also benefits from a large patio, perfect for al-fresco dining in the summer months.

To the front, the property provides driveway parking for several cars, a garage and an attractive lawn.



Sandy Lane, Cheam, Sutton, SM2

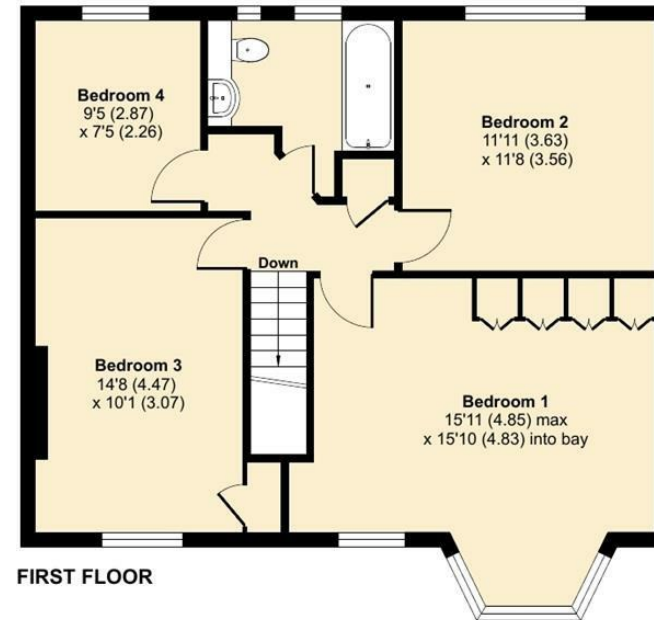
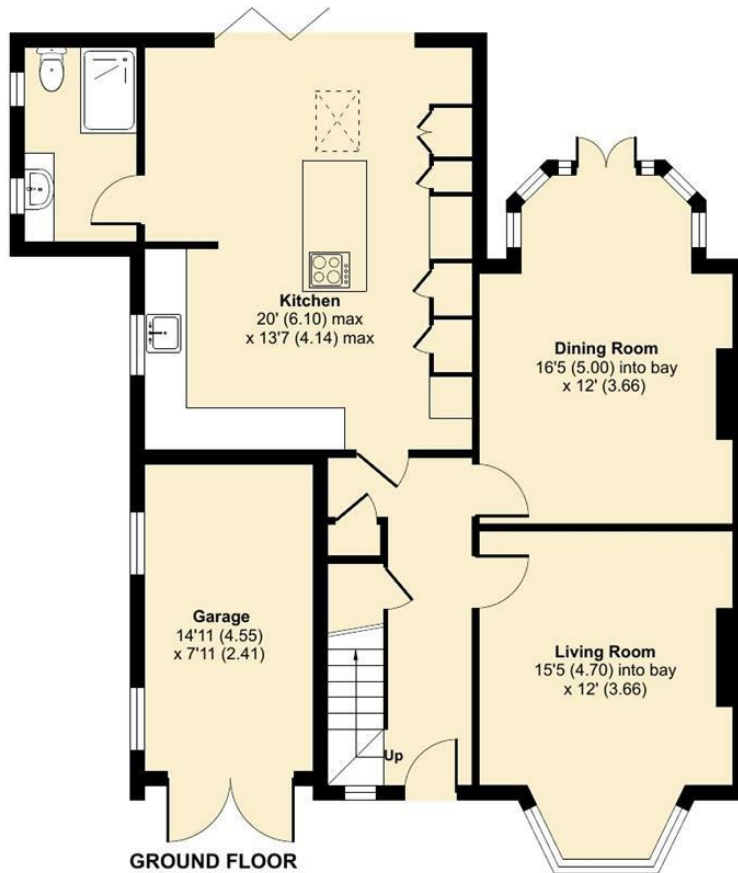
Approximate Area = 1537 sq ft / 142.7 sq m

Garage = 116 sq ft / 10.7 sq m

Total = 1653 sq ft / 153.5 sq m

Approx. Garden Length = 93' (28.35)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for V&H Homes. REF: 1132300

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01372 221 678

sales@vhomes.co.uk

www.vhomes.co.uk



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