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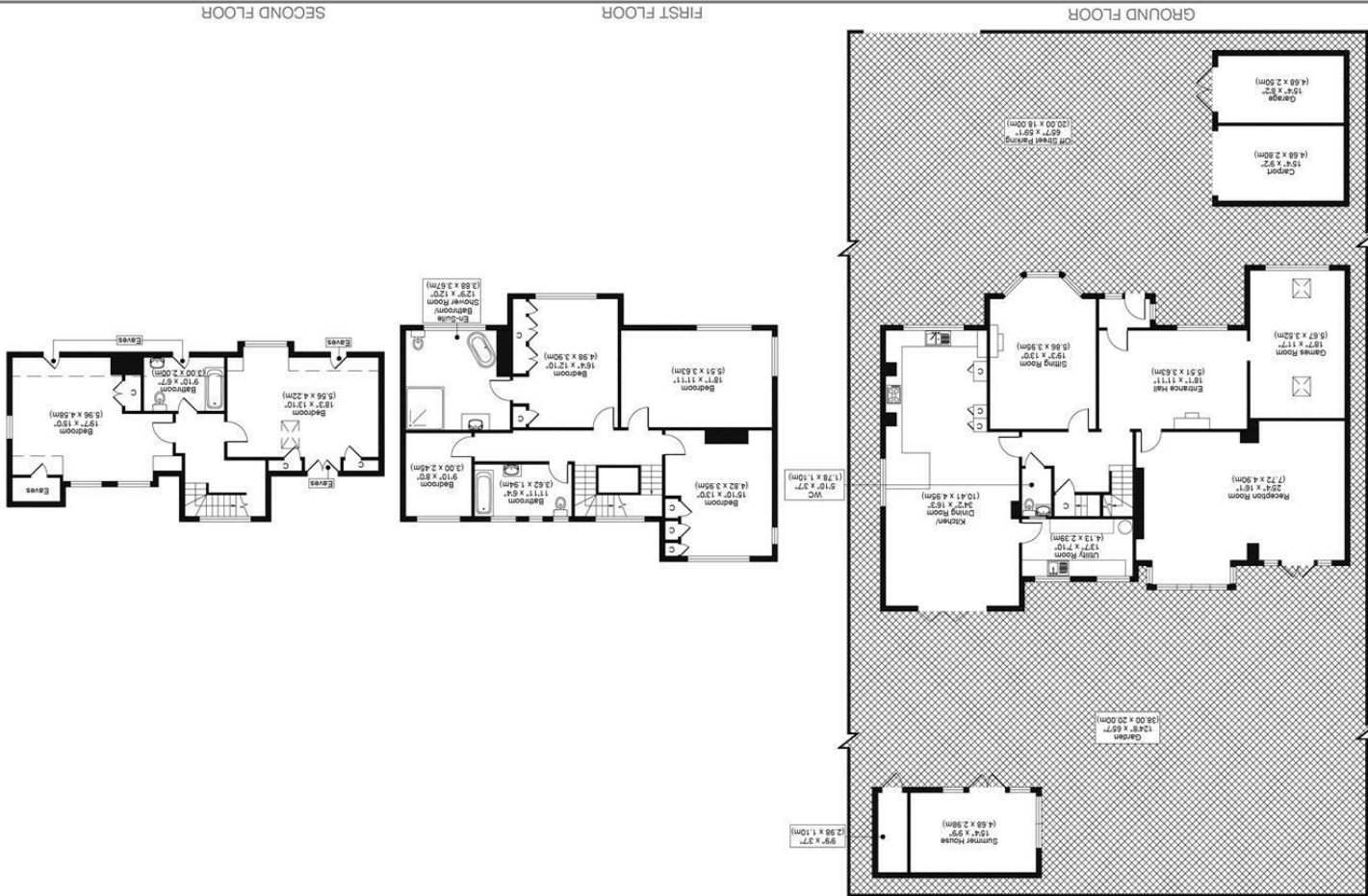
RICS

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 INCLUDING GARAGE & OUTBUILDING & RESTRICTED HEAD HEIGHT & EAVES STORAGE 4190 SQ.FT (389 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & OUTBUILDING & RESTRICTED HEAD HEIGHT & EAVES STORAGE 3612 SQ.FT (336 SQ.M)



CHRISTIES



BURDON LANE, SOUTH CHEAM SM2 7DA

GUIDE PRICE £1,750,000

** GUIDE PRICE £1,750,000 - £2,000,000**

SET ON ONE OF CHEAM'S MOST DESIRABLE ROADS, THIS BEAUTIFULLY PRESENTED SIX-BEDROOM DETACHED RESIDENCE OFFERS IMPRESSIVE SPACE, STYLE, AND FLEXIBILITY. EXTENDING TO OVER 4,000 SQ. FT. (INCLUDING GARAGE AND OUTBUILDINGS), THE HOME PERFECTLY COMBINES PERIOD CHARM WITH MODERN FAMILY LIVING.

A WELCOMING ENTRANCE HALL LEADS TO THREE ELEGANT RECEPTION ROOMS – A FORMAL SITTING ROOM, BRIGHT RECEPTION ROOM, AND SPACIOUS GAMES ROOM – IDEAL FOR ENTERTAINING AND RELAXATION. THE IMPRESSIVE KITCHEN AND BREAKFAST ROOM FORMS THE HEART OF THE HOME, OPENING DIRECTLY ONTO THE GARDEN, WITH A UTILITY ROOM AND GUEST CLOAKROOM COMPLETING THE GROUND FLOOR.

THE FIRST-FLOOR FEATURES FOUR GENEROUS BEDROOMS, INCLUDING A LUXURIOUS PRINCIPAL SUITE WITH EN-SUITE BATHROOM, ALONGSIDE A STYLISH FAMILY BATHROOM. THE TOP FLOOR OFFERS TWO FURTHER DOUBLE BEDROOMS WITH USEFUL EAVES STORAGE, AND ANOTHER BATHROOM, PROVIDING EXCELLENT SPACE FOR GUESTS OR WORKING FROM HOME.

THE MATURE REAR GARDEN OFFERS A WONDERFUL SENSE OF PRIVACY AND SPACE, PERFECT FOR OUTDOOR ENTERTAINING AND FAMILY LIFE. A SUMMER HOUSE/OUTBUILDING PROVIDES EXCELLENT VERSATILITY, IDEAL AS A HOME OFFICE, GYM, OR STUDIO.

EXTERNALLY, THE PROPERTY BENEFITS FROM A DETACHED GARAGE, CARPORT, AND GENEROUS OFF-STREET PARKING.

- SIX-BEDROOM DETACHED FAMILY HOME SPANNING OVER 4,000 SQ. FT.
- THREE RECEPTION ROOMS INCLUDING A FORMAL SITTING ROOM, BRIGHT RECEPTION, AND GAMES ROOM.
- SPACIOUS KITCHEN AND BREAKFAST ROOM OPENING DIRECTLY ONTO THE MATURE REAR GARDEN
- DETACHED GARAGE, CARPORT, OFF-STREET PARKING, AND VERSATILE SUMMER HOUSE/OUTBUILDING.
- LOCATED ON PRESTIGIOUS BURDON LANE, CLOSE TO CHEAM, SUTTON, BELMONT VILLAGE, AND EXCELLENT SCHOOLS.
- SUPERB TRANSPORT LINKS
- COUNCIL TAX BAND G
- EPC RATING D

