



Sandy Lane
Cheam | Sutton | Surrey | SM2 7ES

FINE & COUNTRY

SANDY LANE



KEY FEATURES

Situated in the heart of the affluent Cheam neighbourhood, where sophistication meets tranquillity, is a majestic residence that epitomizes opulence and refined living.

Designed and built by the distinguished architect Andrew Burton in the 1930s, this exquisite five bedroom, two bathroom detached house is located on the esteemed Sandy Lane.

On entering the property you are met by separate porch area leading to a very impressive hallway, boasting Herringbone flooring and original panelled walls. The ground floor offers a selection of versatile rooms which include a spacious lounge, with views overlooking the beautifully landscaped rear garden, a separate dining room, again overlooking the rear garden, a beautiful modern fitted kitchen with Rangemaster, a downstairs bedroom and a downstairs w/c. On the first floor the generous landing leads to four double bedrooms complemented by a four piece family bathroom and a shower room perfect for guests. Further benefits to this lovely home include plenty of storage space, a garage to the side, off street parking for several vehicles and a West facing garden with fountain. The property also offers the potential to extend to the side, rear and loft (stpp) if needed in future years for a growing family.

Cheam has excellent transport links and is well connected to surrounding towns, and further afield. You can reach the capital in as little as 40 minutes by train, making it ideal for busy professionals looking to live away from the hustle and bustle of city life, without the time-consuming commute. There are also reliable bus services operating in the area. The area is very popular with families due to the wide selection of sought after primary schools in the Sutton borough.

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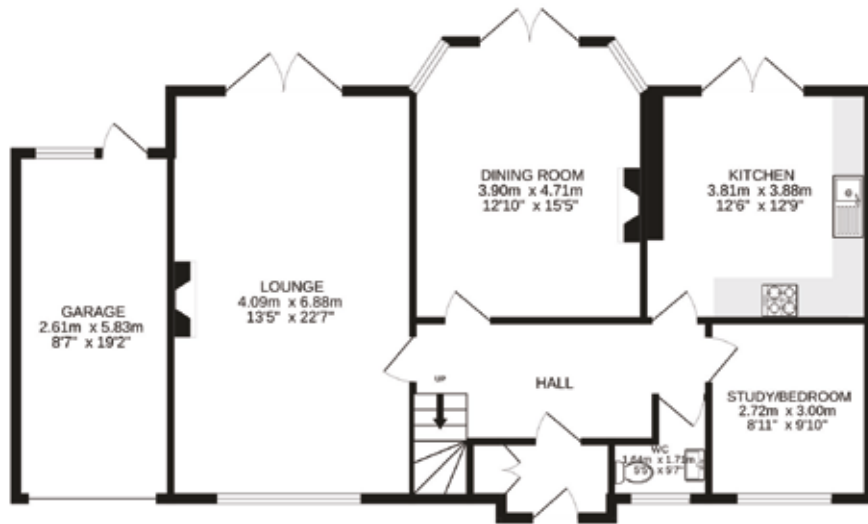




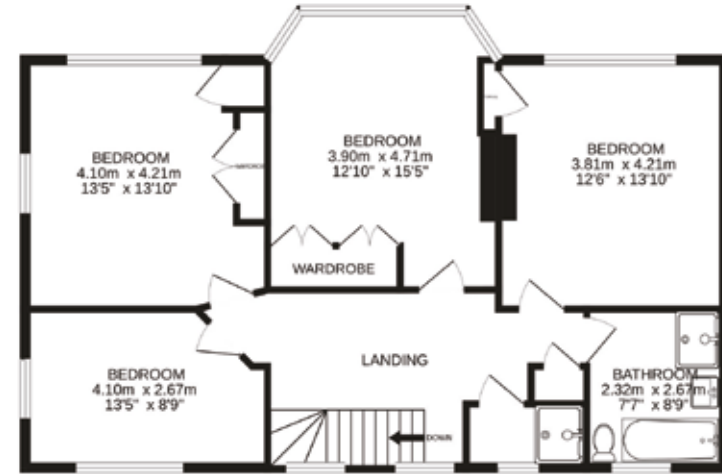




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Ground floor
98.3 sq.m. (1058 sq.ft.) approx.

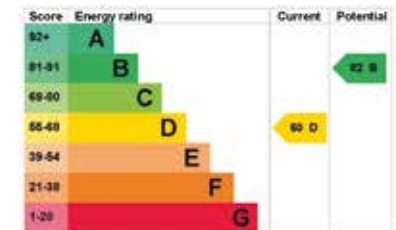


1st floor
83.3 sq.m. (897 sq.ft.) approx.

TOTAL FLOOR AREA : 181.6 sq.m. (1955 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Council Tax Band: G
Tenure: Freehold





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home

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