



**Burdon Lane, Cheam, SM2**  
Approximate Area = 2225 sq ft / 207 sq m (includes garage)  
Limited Use Area(s) = 414 sq ft / 38 sq m  
Total = 2639 sq ft / 245 sq m  
For identification only - Not to scale

Denotes restricted head height



**RICS**  
Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021.  
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\*\*\*GUIDE PRICE £1,050,000 - £1,100,000\*\*\* RARE IN OUR EXPERIENCE, THIS STUNNING CHARACTER DETACHED FAMILY HOME IS LOCATED ON ONE OF THE MOST SOUGHT-AFTER ROADS IN SOUTH CHEAM AND PROVIDES OVER 2,000 SQUARE FEET OF WONDERFUL LIGHT AND SPACIOUS ACCOMMODATION. PROVIDING FIVE BEDROOMS AND TWO BATHROOMS, PLUS THREE EXCELLENT RECEPTION ROOMS AND A DINING ROOM LEADING THROUGH TO A KITCHEN WITH GARDEN ACCESS, THIS IS A PROPERTY THAT IS SURE TO GENERATE LOTS OF INTEREST. OTHER FEATURES OF NOTE INCLUDE A SUPERB REAR GARDEN OF OVER 100FT AND A LARGE CELLAR IDEAL FOR STORING ALL THOSE ESSENTIALS OF FAMILY LIFE. CALL US NOW TO RESERVE YOUR VIEWING APPOINTMENT.

- DETACHED CHARACTER HOME ARRANGED OVER FOUR FLOORS AND OFFERING FIVE BEDROOMS AND TWO BATHROOMS
- THREE RECEPTION ROOMS PLUS KITCHEN LEADING THROUGH TO REAR GARDEN
- WONDERFULL WELL STOCKED AND SECLUDED REAR GARDEN OF OVER 100FT
- HOMES OF SUCH CHARACTER ARE A RARE FIND IN THE LOCAL AREA AND WE CAN ONLY URGE EARLY VIEWING TO AVOID DISAPPOINTMENT
- EPC RATING E

