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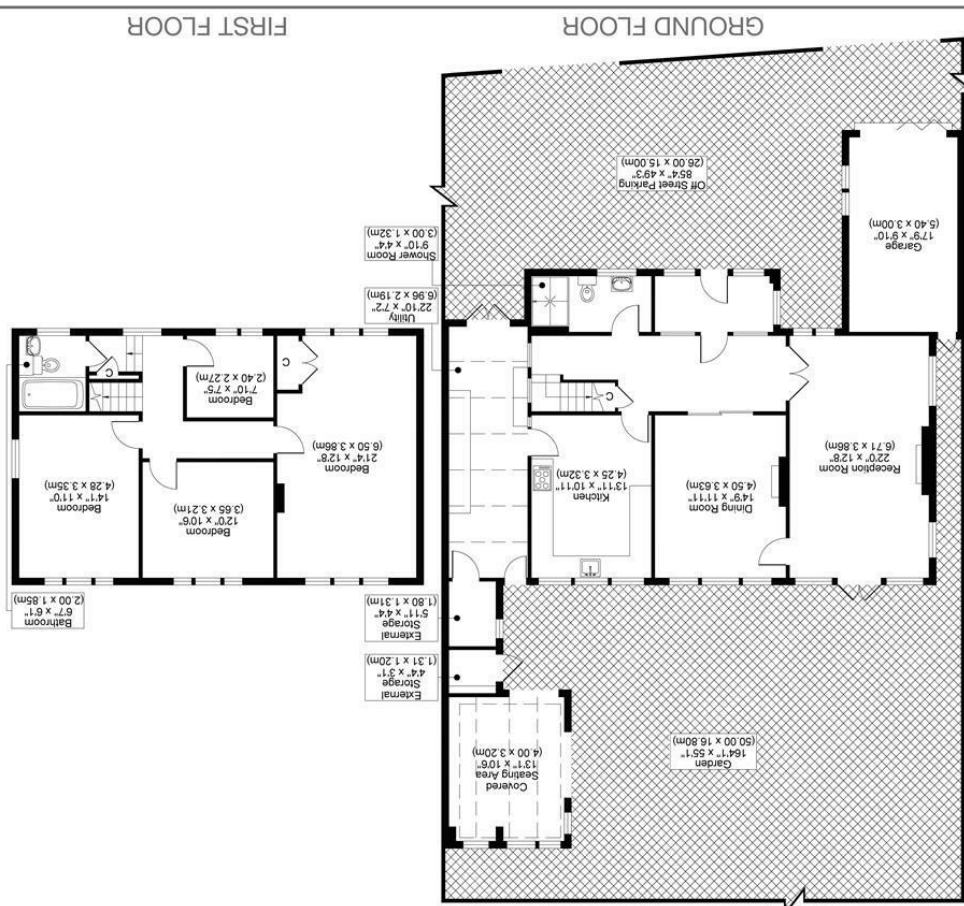
RICS

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 2238 SQ.FT (208 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING 1881 SQ.FT (175 SQ.M)



CHRISTIES



BURDON LANE, SOUTH CHEAM SM2 7PT

GUIDE PRICE £1,400,000

****GUIDE PRICE £1,400,000 - £1,500,000****

WELCOME TO BURDON LANE – A SUBSTANTIAL AND WELL-MAINTAINED FAMILY HOME OFFERING GENEROUS ACCOMMODATION AND EXCEPTIONAL POTENTIAL, IDEALLY LOCATED CLOSE TO CHEAM VILLAGE AND CHEAM STATION. THIS IMPRESSIVE PROPERTY PROVIDES SPACIOUS AND VERSATILE ACCOMMODATION, PERFECTLY SUITED TO MODERN FAMILY LIVING. THE GROUND FLOOR FEATURES A LARGE RECEPTION ROOM, CREATING A BRIGHT AND COMFORTABLE LIVING SPACE, ALONGSIDE A SEPARATE DINING ROOM IDEAL FOR BOTH EVERYDAY USE AND ENTERTAINING. THE WELL-APPOINTED KITCHEN IS COMPLEMENTED BY A SEPARATE UTILITY AREA AND SHOWER ROOM/WC, ENHANCING THE PRACTICALITY AND FLEXIBILITY OF THE HOME. UPSTAIRS, THERE ARE FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING PARTICULARLY SPACIOUS PRINCIPAL ROOMS, ALL SERVED BY A FAMILY BATHROOM. THE LAYOUT OFFERS EXCELLENT FLEXIBILITY FOR GROWING FAMILIES, GUESTS, OR WORKING FROM HOME. EXTERNALLY, THE PROPERTY BENEFITS FROM A LARGE PRIVATE REAR GARDEN, PROVIDING EXCELLENT OUTDOOR SPACE FOR RELAXING AND ENTERTAINING. ADDITIONAL OUTBUILDINGS AND A COVERED SEATING AREA OFFER FURTHER VERSATILITY, WHILE THE FRONT OF THE PROPERTY PROVIDES AMPLE OFF-STREET PARKING AND ACCESS TO THE GARAGE. THE PROPERTY IS PRESENTED IN GOOD CONDITION THROUGHOUT, WHILE OFFERING OUTSTANDING POTENTIAL TO EXTEND AND EXPAND, SUBJECT TO THE USUAL PLANNING PERMISSIONS AND CONSENTS, ALLOWING A PURCHASER TO FURTHER ENHANCE AND PERSONALISE THE HOME. IDEALLY POSITIONED WITHIN EASY REACH OF CHEAM VILLAGE AND CHEAM STATION, OFFERING A RANGE OF LOCAL AMENITIES AND CONVENIENT TRANSPORT LINKS, BURDON LANE REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FAMILY HOME IN A HIGHLY DESIRABLE LOCATION.

- IDEALLY LOCATED CLOSE TO CHEAM VILLAGE AND CHEAM STATION
- GARAGE AND AMPLE OFF-STREET PARKING
- SPACIOUS RECEPTION ROOM AND SEPARATE DINING ROOM
- EXCELLENT POTENTIAL TO EXTEND AND EXPAND (SUBJECT TO PLANNING PERMISSION)
- COUNCIL TAX BAND G
- EPC RATING D

