



Sandy Lane, Sutton SM2 7EP

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Sandy Lane Sutton SM2 7EP

A very attractive detached family home located on a prime road within the highly sought after area of South Cheam. This property is offered for sale in excellent condition and offers flexible accommodation for the growing family including five bedrooms, four bathrooms and a top floor games room.

Five Bedrooms

Immaculately Presented

Kitchen/Diner

Fitted Solar Panels

Games Room

Carriage Driveway

Flexible Accommodation

Large Garden

Walking Distance To Station

EPC Rating: C

Located within walking distance of Cheam Village with excellent local schools and mainline train station with direct services into central London.





Internally the ground floor accommodation includes a welcoming spacious hallway leading through to a luxurious contemporary fully fitted open plan kitchen/breakfast room with a central island and a garden aspect, leading through to a useful utility room. Downstairs offers a generous lounge with wooden floors, contemporary fireplace and bi-fold doors opening out into the rear garden. In addition, the ground floor benefits from an attractive dining room with a box bay window, a fitted study/5th bedroom complete with an en-suite shower room suitable for the extended family to use and a downstairs WC.

Stairs lead from the hallway up to four spacious and well proportioned double bedrooms of which bedroom one benefits from a dressing room and en-suite shower room, and the second bedroom a further en-suite shower room. In addition, there is a modern family bathroom.

This excellent family home benefits from an airy spacious games room on the second floor.

The rear garden is landscaped to provide excellent entertaining space complete with a terrace, BBQ area and attractive pergola leading to a well maintained lawn surrounded by mature trees and shrub and raised beds. This property benefits from fitted solar panels on the roof.

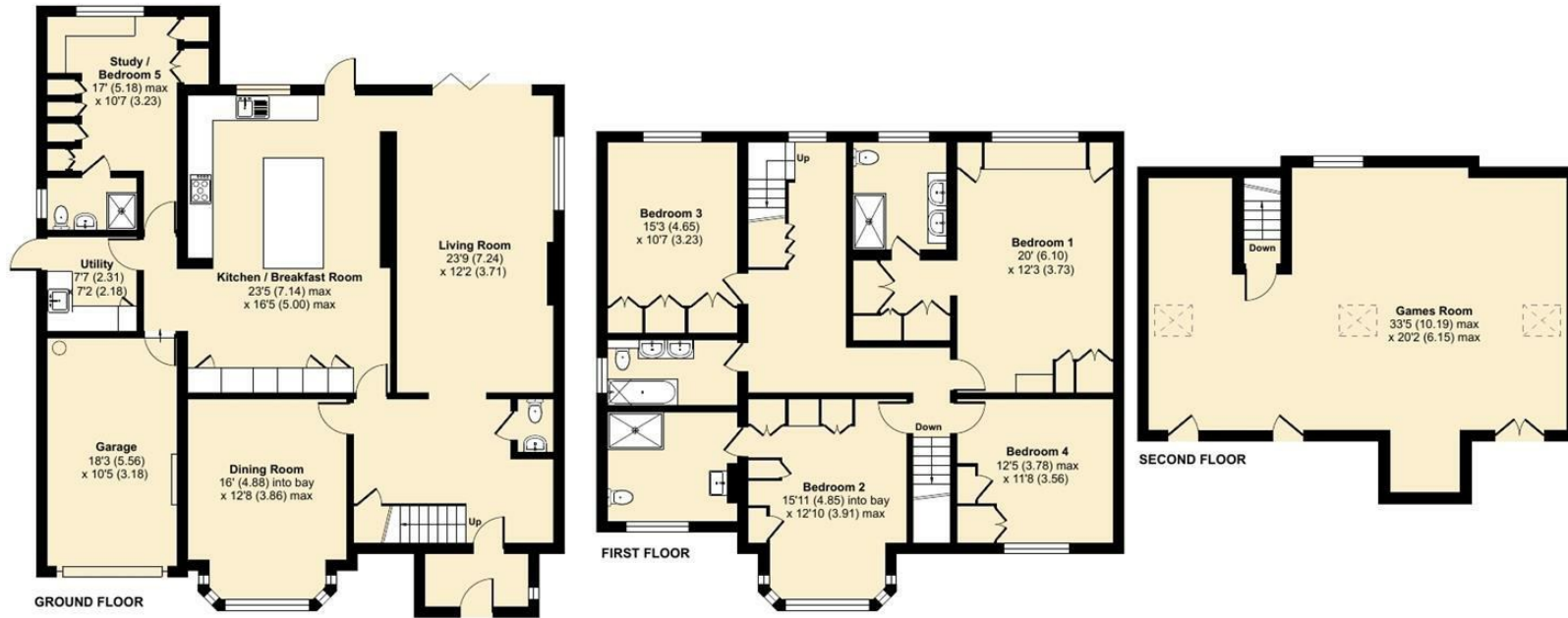
To the front of the property is a block paved carriage driveway with parking for several vehicles and access to an integral garage.



Sandy Lane, Cheam, Sutton

Approximate Area = 3642 sq ft / 338 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for V&H Homes. REF: 866903



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