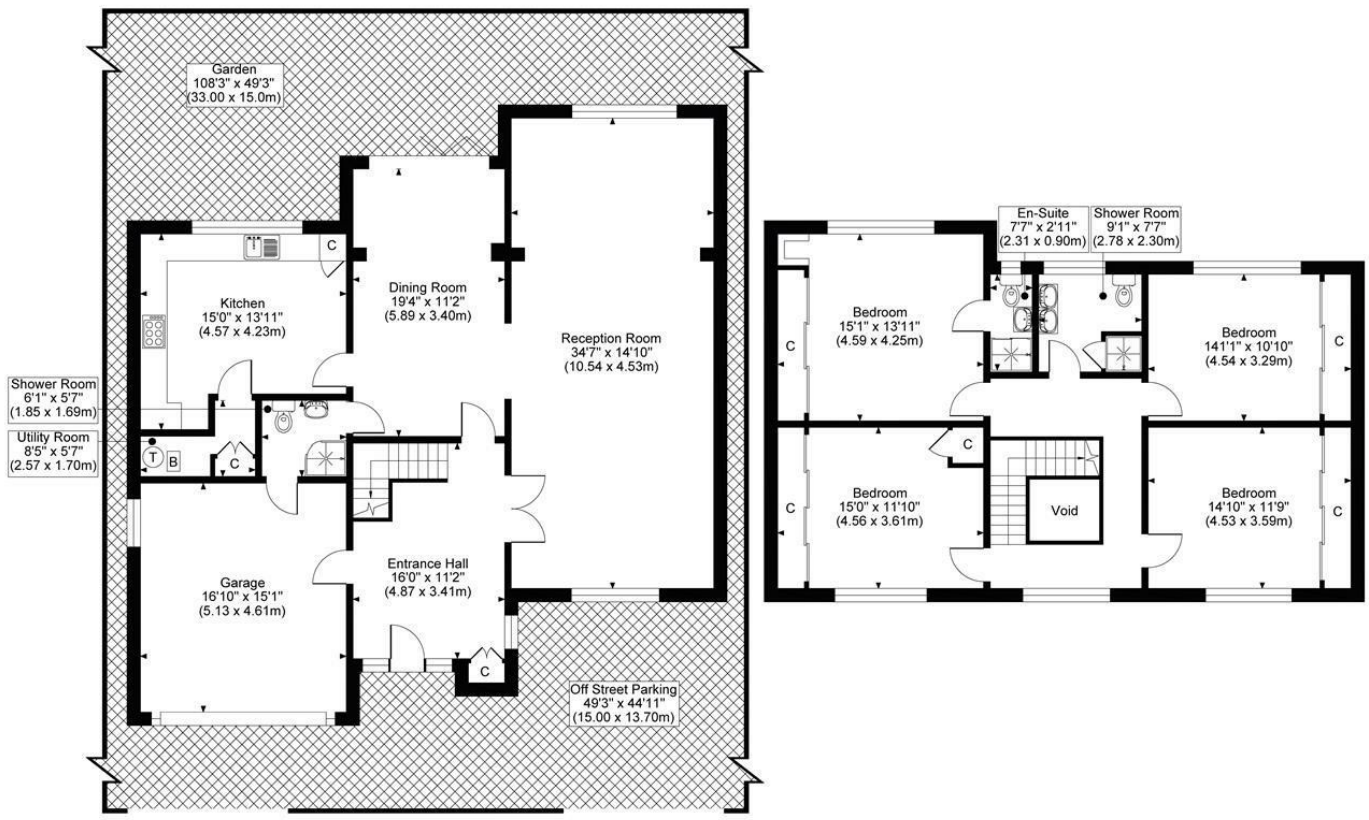
CHRISTIES



SANDY LANE, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 2484 SQ.FT (231 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 2228 SQ.FT (207 SQ.M)



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.

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Sandy Lane, South Cheam SM2 7ER

Guide Price £1,300,000

*** CHAIN FREE ***GUIDE PRICE £1,300,000-£1,400,000***

Situated on one of Cheam's most popular residential roads, this attractive four-bedroom family home offers well-proportioned accommodation, excellent living space, and a generous garden, together with a garage and substantial off-street parking.

The ground floor features a welcoming entrance hall leading to an impressive reception room, with a separate dining room providing an ideal space for both formal dining and entertaining. The well-appointed kitchen overlooks the rear garden and is complemented by a useful utility room and separate shower room. The spacious layout provides excellent flexibility for modern family living.

Upstairs, the property offers four well-proportioned bedrooms, including a particularly generous principal bedroom with en-suite facilities. The remaining bedrooms are served by a family shower room, providing excellent accommodation for a growing family.

Outside, the property benefits from a substantial rear garden, offering a private and attractive setting for outdoor entertaining, relaxation, and family enjoyment. To the front, there is a large area of off-street parking together with an integral garage, providing excellent parking and storage facilities.

The property combines generous accommodation with a versatile layout and excellent outside space, making it an appealing opportunity for those seeking a substantial family home in Cheam.

- Beautifully renovated home
- Situated on one of Cheam's most popular roads
- Generous principal bedroom with en-suite facilities
- Four well-proportioned bedrooms
- Extensive off-street parking
- Council Tax Band G
- EPC Rating C













