



SIMPLY STUNNING* TWO DOUBLE BEDROOMS* GREAT FAMILY ACCOMMODATION*

Sunningdale Road, Cheam, Sutton, SM1 2JS, £440,000 Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
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About this property

SIMPLY STUNNING* TWO DOUBLE BEDROOMS* GREAT FAMILY ACCOMMODATION* FANTASTIC LOCATION FOR SCHOOL* GOOD TRANSPORT LINKS* DOWNSTAIRS CLOAK ROOM* VENDOR SUITED*

Simply stunning are the two best words to describe this lovely two double bedroom family home, located within a sought-after modern development on Sunningdale Road, ideally positioned on the borders of Cheam and Sutton. The property is just a stone's throw from West Sutton Station, along with a variety of local Hopper bus routes, making commuting into the City and surrounding areas both convenient and straightforward.

The accommodation comprises an entrance hall, downstairs cloakroom, stylish fitted kitchen, and a spacious living/dining room. Upstairs offers two generous double bedrooms and a beautifully presented family bathroom.

Externally, the property benefits from a lovely rear garden and an allocated parking space to the front.

Families will also appreciate the excellent choice of nearby schools, including primary, secondary, grammar, and private schools.

Local Schools

- Westbourne Primary School – 0.3 miles
- Cheam Park Farm Primary Academy – 0.4 miles
- Cheam High School – 0.5 miles
- Sutton Grammar School – 0.9 miles

Nearest Stations

- West Sutton Station – 0.3 miles
- Sutton Common Station – 0.6 miles
- Cheam Station – 1.0 mile

Local Bus Routes

- 413 Hopper Bus: Sutton Bus Garage – Morden Tube Station
- 213 Bus Route: Sutton Bus Garage – Kingston
- SL7 Superloop: West Croydon – Heathrow Airport

EPC Rating C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

Telephone: 020 8642 1234.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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