



Modern Linden built 3 bed townhouse on Shearwater Development

Sandpiper Road, Cheam, Sutton, SM1 2ZU, £650,000 Freehold

BURN – AND – WARNE

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VENDOR SUITED*THREE BEDROOM SEMI-DETACHED* SOUGHT AFTER SHEARWATER DEVELOPMENT* ACCOMMODATION OVER THREE FLOORS* 2 BATHROOMS* CLOAK ROOM* GREAT LOCATION FOR TRANSPORT LINKS AND SCHOOLS* BEAUTIFULLY PRESENTED THROUGHOUT* GARAGE AND OFF STREET PARKING

This beautifully presented, modern three-bedroom semi-detached family home is situated within the highly sought-after Shearwater Estate, built circa 2000. Ideally positioned on the borders of Cheam Village and Sutton town centre, the property benefits from a wide range of nearby cafés, shops, and restaurants, as well as excellent transport links and highly regarded schools. Arranged over three floors, the accommodation is both spacious and versatile. The ground floor comprises a welcoming entrance hall, a convenient cloakroom, and a stylishly fitted kitchen/diner with direct access to the rear garden. There is also an integral garage. On the first floor, you will find a bright and airy living room featuring a charming Juliet balcony, a well-proportioned second bedroom, and a modern family bathroom.

The second floor offers two further bedrooms, including a generous principal bedroom with its own en-suite shower room.

Externally, the property boasts a beautifully South facing landscaped rear garden with a patio area. To the front, there is an integral garage and off-street parking for up to two additional vehicles.

Homefield Preparatory School
(Independent School)

0.3 miles

Cheam High School
(State School)

0.5 miles

Nonsuch High School for Girls 0.7 miles (Independent)

Sutton Grammar 0.9 miles (state School).

Those that need to commute have fantastic options with 3 main line station all within a mile Radius.

- Cheam Station 0.4 miles
- West Sutton Station 0.4 miles







Sandpiper Rd, Sutton SM1

Approx. Gross Internal Area 1,148 sq. ft / 106.62 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

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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