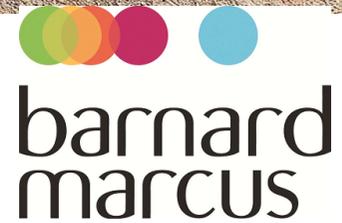




barnard marcus

Sunningdale Road, Cheam Sutton SM1 2JS



welcome to

Sunningdale Road, Cheam Sutton

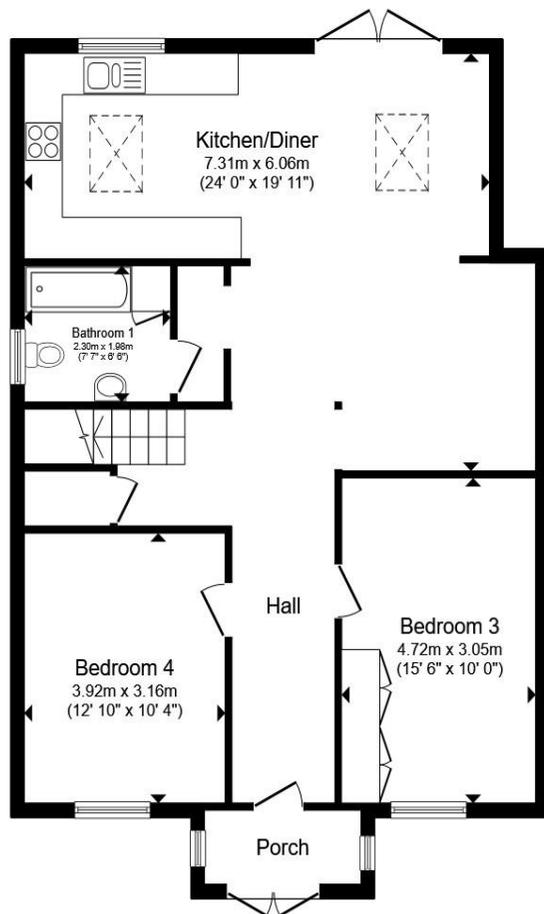
Situated on the ever popular Sunningdale Road in Cheam, this beautifully renovated detached bungalow offers an impressive blend of modern living, flexible accommodation and timeless kerb appeal.

Thoughtfully extended and meticulously upgraded throughout, the property now spans two well designed floors, providing generous family space and a high quality finish from top to bottom.

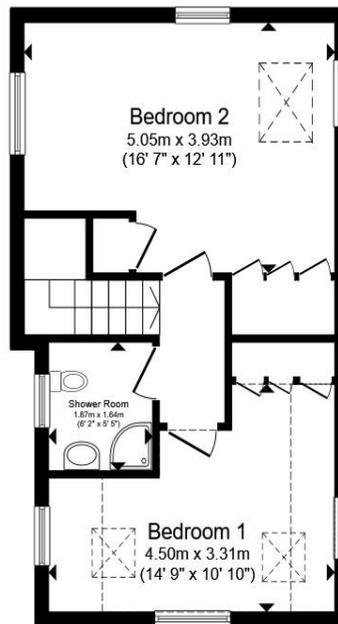
The ground floor features a welcoming entrance porch leading into a bright central hallway. To the rear of the home sits a stunning open plan kitchen/dining space, measuring approximately 7.3m x 6.6m, designed for both daily living and entertaining. With ample worktops, modern fittings, and large windows drawing in natural light, this space truly forms the heart of the home. Also on the ground floor are two well proportioned bedrooms and a family bathroom.

The converted loft has transformed the property, creating two beautifully appointed additional bedrooms and a contemporary bathroom on the first floor. These upper rooms provide excellent versatility - ideal for children, guests or home working - and benefit from generous eaves storage and leafy outlooks. Externally, the property enjoys a private rear garden with a shed, perfect for storage or hobby use.

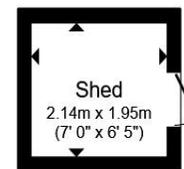




Ground Floor



First Floor



Outbuilding

Total floor area 132.5 m² (1,426 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

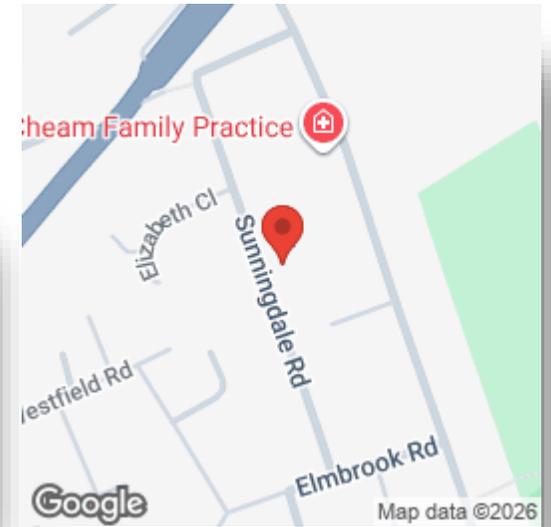
Sunningdale Road, Cheam Sutton

- Beautifully renovated detached bungalow
- Newly converted loft providing two additional bedrooms and a bathroom
- Spacious open plan kitchen/diner (approx. 24' x 19'11")
- Four bedrooms across two floors
- Private rear garden with a shed

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£680,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT11137](https://www.barnardmarcus.co.uk/Property/SUT11137)



Property Ref:
SUT11137 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)