



GANDER GREEN LANE, SUTTON, SM1
£515,000 FREEHOLD

**A BEAUTIFULLY PRESENTED PERIOD PROPERTY,
LOCATED WITHIN EASY REACH OF CHEAM VILLAGE
AND SUTTON TOWN CENTRE**

Winkworth

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See things differently



AT A GLANCE

- 2 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Family Bathroom
- Garden approx. 52ft
- Close to West Sutton Station
- Easy Reach of Cheam & Sutton
- Council Tax Band D
- EPC Rating D

DESCRIPTION

This stunning, beautifully presented home benefits from recent refurbishment throughout, whilst retaining many of its period features and charm. The property is conveniently located within easy reach of Cheam Village with its many independent shops, bars, restaurants, and transport links. Sutton town centre is also close by, as are numerous well regarded schools, including Cheam Fields Primary School, Westbourne Primary School and Cheam High. Commuters are well served by a choice of three mainline train stations, all less than a mile away.

Features on the ground floor include a front reception with bay window to the front aspect and feature fireplace, dining room with feature fireplace and modern fitted kitchen with stable door to the garden. Upstairs, the property offers a spacious principle bedroom with built in wardrobes and feature fireplace, a further double bedroom, also with feature fireplace, and a large, impressive bathroom complete with roll top bath and stand alone shower.

Outside, the property benefits from a landscaped rear garden with large paved patio area, ideal for outdoor entertaining.



ACCOMMODATION

Entrance Hall

Living Room - 14'1" x 10' max (4.3m x 3.05m max)

Dining Room - 11'10" x 11'3" max (3.6m x 3.43m max)

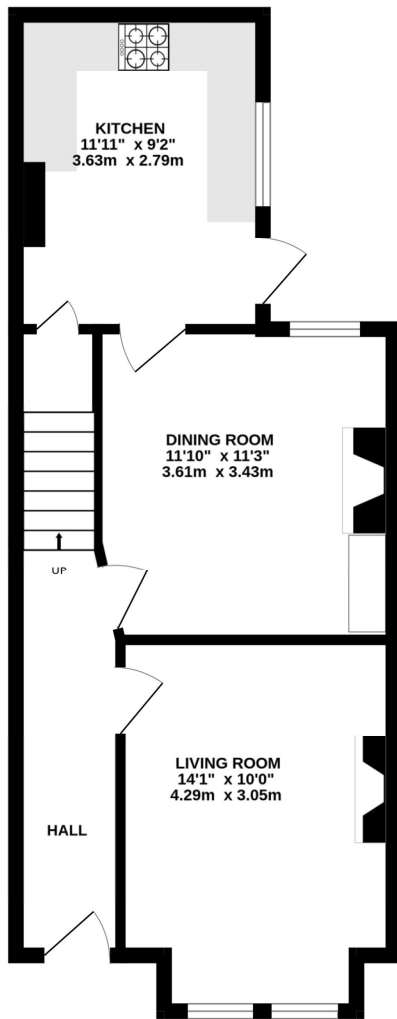
Kitchen - 11'11" x 9'2" max (3.63m x 2.8m max)

Bedroom - 14'6" x 12'1" max (4.42m x 3.68m max)

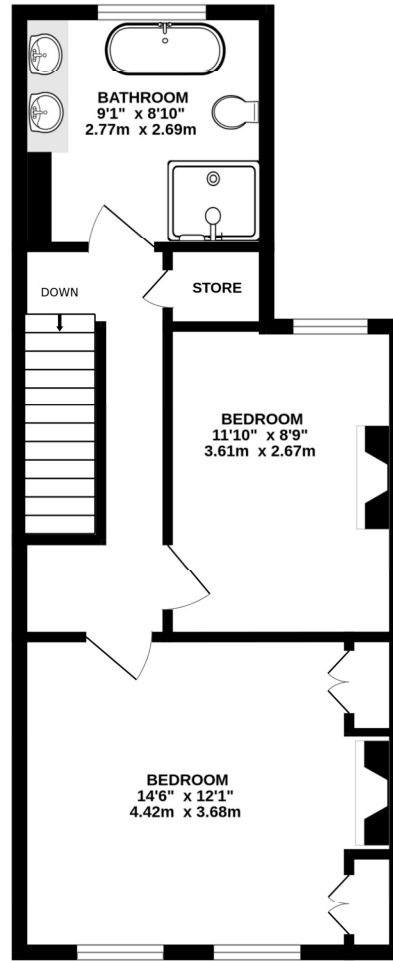
Bedroom - 11'10" x 8'9" max (3.6m x 2.67m max)

Family Bathroom - 9'1" x 8'10" max (2.77m x 2.7m max)

Garden - Approx. 52ft



GROUND FLOOR



FIRST FLOOR

Gander Green Lane, Sutton SM1 2EJ
 INTERNAL FLOOR AREA (APPROX.) 908 sq ft/ 84.4 sq m
 Garden extends to 52' (16.0m) approx.



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

