



GANDER GREEN LANE, CHEAM, SUTTON, SM3
OIEO £550,000 FREEHOLD

**A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM
SEMI-DETACHED FAMILY HOME LOCATED CLOSE TO
SEVERAL WELL-REGARDED SCHOOLS**



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See things differently



AT A GLANCE

- 3 Bedrooms
- Living Room
- Kitchen/Diner
- Cloakroom/WC
- Family Bathroom
- Garden approx. 70ft
- Off Street Parking
- Close to West Sutton Station
- Council Tax Band D
- EPC Rating D

DESCRIPTION

A beautifully presented three double bedroom, semi-detached family home, renovated throughout to a contemporary style and featuring a large frontage and a 70ft approx. rear garden.

The property is located close to several well-regarded schools including Cheam Park Farm Primary Academy, Westbourne Primary School, and Cheam High School. The area benefits from an abundance of amenities such as Cheam Village with its many bars and restaurants, Sutton town centre with its variety of shops, Cheam leisure centre and numerous transport links including West Sutton and Sutton Common train stations and bus routes to surrounding areas.

Accommodation comprises a spacious entrance hall with downstairs WC, a large front aspect reception room with bay window, a stunning fitted kitchen and dining room, three double bedrooms and a modern fitted bathroom.

Externally, the well-kept rear garden extends to approximately 70 ft and backs onto Hamilton Avenue Recreation Ground. To the front, there is ample off-street parking.

The property offers scope for extension subject to the usual planning consents and in fact, has planning in place that can be accessed via the reference DM2020/01779.



ACCOMMODATION

Entrance Hall

Living Room - 16'10" x 13' max (5.13m x 3.96m max)

Kitchen/Diner - 16'10" x 11'3" max (5.13m x 3.43m max)

Cloakroom/WC

Bedroom - 16'10" x 10'3" max (5.13m x 3.12m max)

Bedroom - 11'5" x 8'8" max (3.48m x 2.64m max)

Bedroom - 11'5" x 8' max (3.48m x 2.44m max)

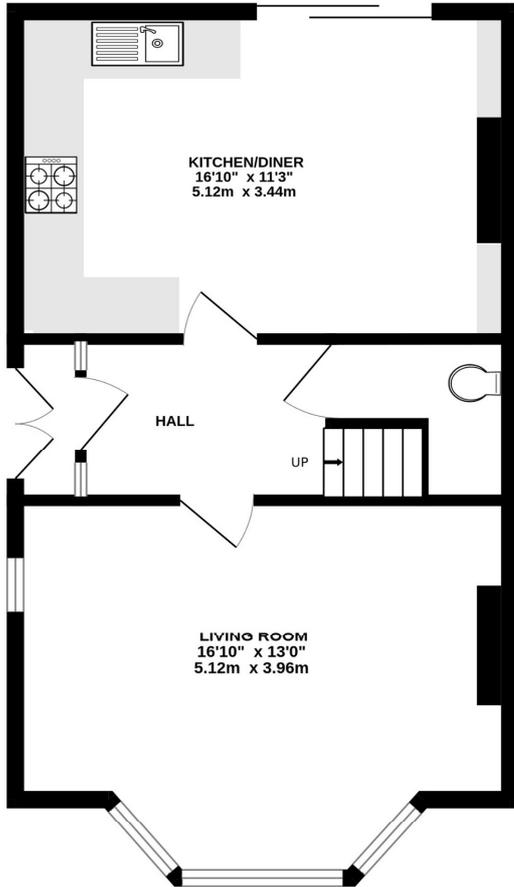
Family Bathroom

Garden - Approx. 70ft

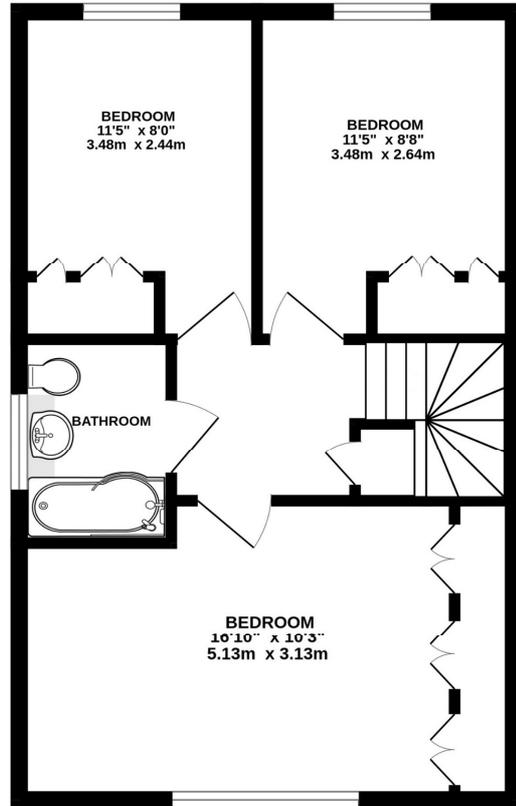
Off Street Parking



Gander Green Lane, Cheam SM3 9QF
 INTERNAL FLOOR AREA (APPROX.) 935 sq ft/ 86.8 sq m
 Garden extends to 70' (21.34m) approx.



GROUND FLOOR



FIRST FLOOR



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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

