



HUNTERS[®]
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Gander Green Lane, Cheam

Asking Price £550,000

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An exceptionally spacious and modern four/five bedroom semi-detached family home situated in one of Sutton's most desirable neighbourhoods. The property comprises of generous living space with a through lounge reception and fitted kitchen leading to a garden conservatory with a separate WC and utility room.

On the first floor, there are two double bedrooms with fitted wardrobes, a family bathroom as well as a single bedroom providing ample space, leading to the master bedroom with an en-suite on the second floor. There is also another bedroom which could be used as additional storage or office space.

To the rear of the property there is a well maintained private garden with an outhouse. Generous street parking available and ideally located within local amenities, excellent transportation links and highly sought after schools in the area. Viewings are highly recommended.

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
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KEY FEATURES

- Semi-Detached Family Home
 - Four/Five Bedrooms
 - Modern
- Private Garden with Outhouse
- Master Bedroom with En-suite
 - Two Reception Rooms
 - Utility Room
- Excellent Transport Links
- Close to Local Amenities
- Viewings are Highly Recommended



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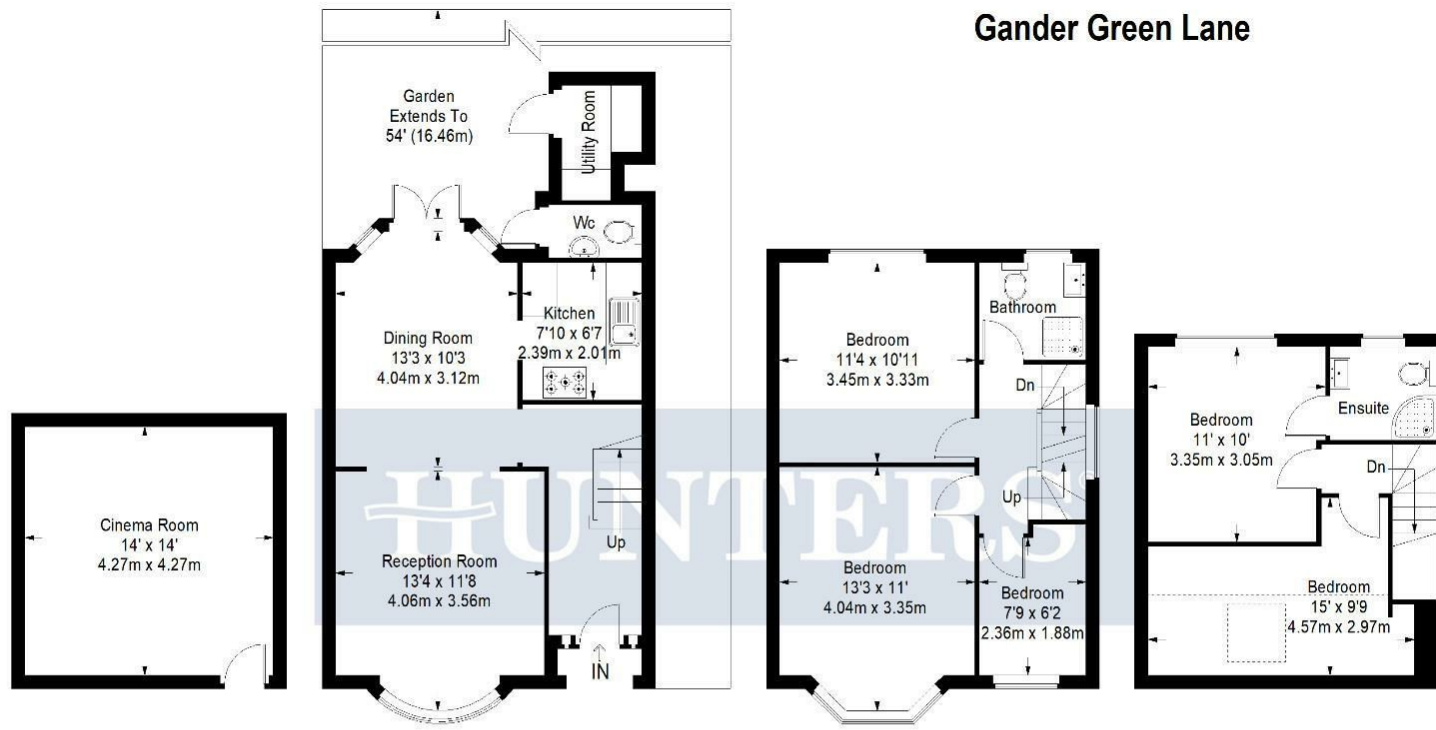


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Cinema Room = 197 sq ft

Ground Floor = 459 sq ft

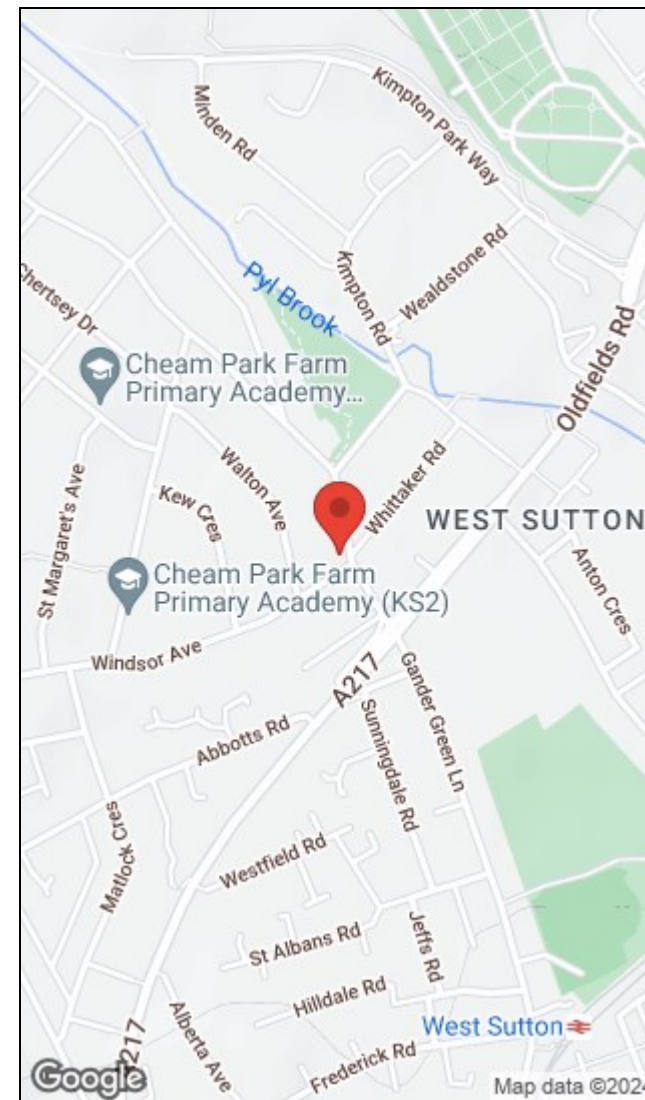
First Floor = 412 sq ft

Second Floor = 301 sq ft

= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
 GROUND FLOOR = 459 sq ft / 42.64 sq m
 FIRST FLOOR = 412 sq ft / 38.27 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 234 sq ft / 21.74 sq m
 (Reduced Headroom) = 67 sq ft / 6.22 sq m
 CINEMA ROOM = 197 sq ft / 18.30 sq m
 Total = 1369 sq ft / 127.18 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
63	81		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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