



127 Gander Green Lane, Sutton, Surrey, SM1 2EU



Guide price £315,000

WH WATSON HOMES
Estate Agents

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Watson Homes are pleased to offer this immaculately presented first floor maisonette with private garden, located on a popular residential road in Sutton close to local shops and transport links. This superb property must be seen to appreciate the size and space it has to offer. It boasts a modern and bright reception room with high ceilings and large windows allowing lots of natural light into the room, a spacious kitchen with ample storage, and a luxury modern bathroom suite. Outside the property there is a beautifully maintained private rear garden, providing the perfect place to relax and socialise, and off street parking to the front.

Situated in a prime location, this maisonette provides easy access to local amenities, transport links, and green spaces for leisurely strolls. West Sutton train station is close by, with great links into London.



Accommodation

Sheltered entrance, decorative tiled step and obscure part wooden front door to Entrance Hall.

Coved ceiling, dado rail, wood effect tiled flooring, stairs to 1st floor.

Hallway

Wood flooring, dado rail, double panelled radiator, storage cupboard.

Living Dining Room

Large UPVC double glazed bay windows to front, wood flooring, double panelled radiator, open fireplace, coved ceiling.

Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with stainless steel sink and chrome mixer tap with hose





attachment, space for large gas range cooker with extractor fan above and oven/grill below, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiled flooring, double panel radiator, coved ceiling, feature cast iron fireplace.

Bedroom

UPVC double glazed window to rear aspect, single panelled radiator, built-in wardrobe with sliding mirror doors, wood flooring.



Bathroom

Luxury modern suite comprising panel enclosed bathroom with chrome mixer tap and shower attachment, large wash hand basin with chrome mixer tap and storage cupboards below, low level pushbutton flush WC, heated chrome towel, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to rear aspect.

Private Rear Garden

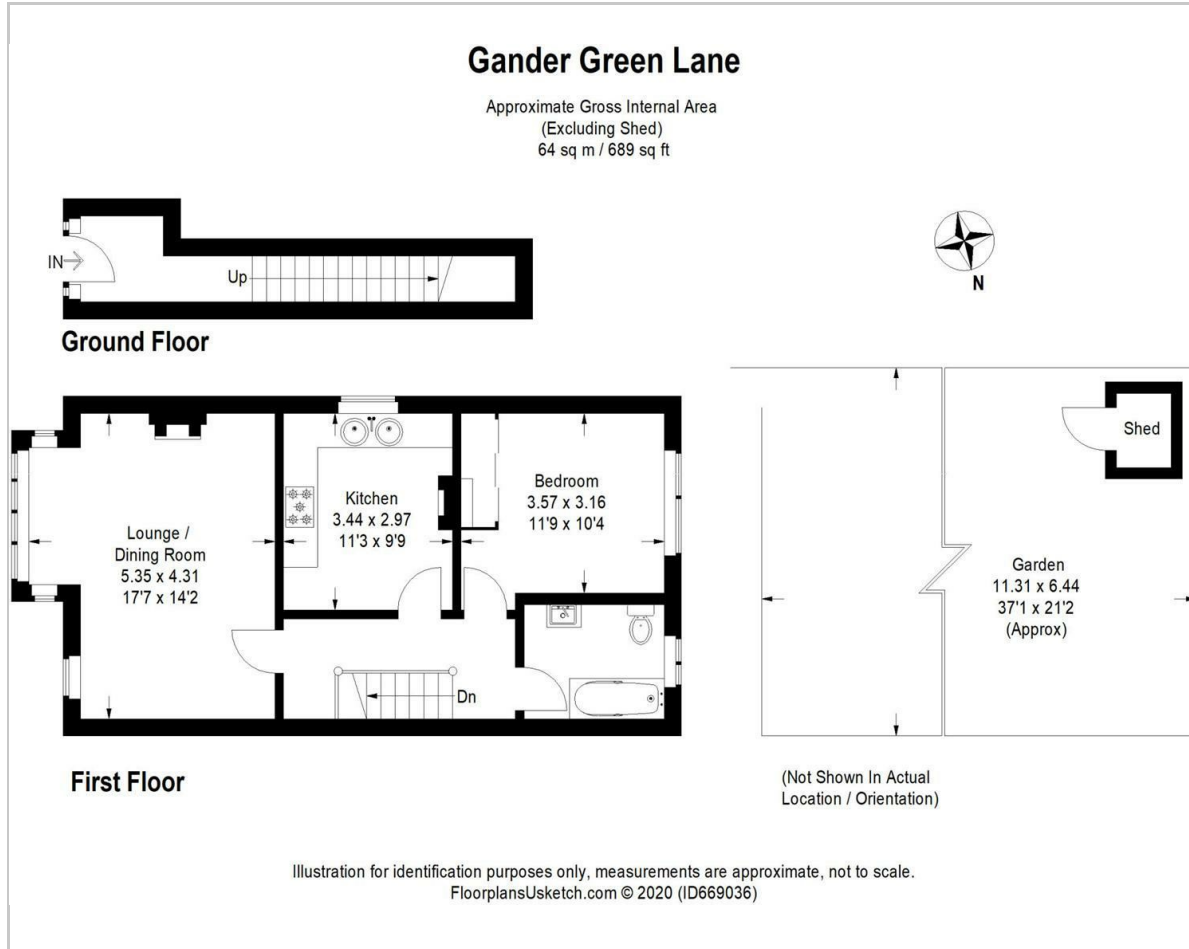
Footpath and patio at side leading to lawn section with flowerbeds bordering, garden shed, fence enclosed.



Front

Driveway providing off street parking for one car.

Floor Plan



Viewing

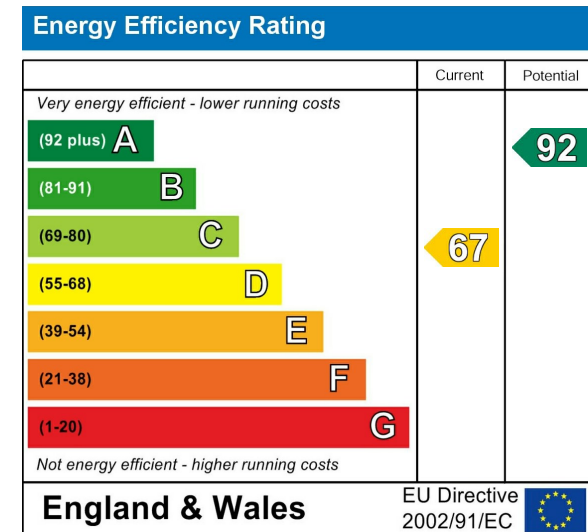
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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