

# Butler's

thoughtful estate agency



Gander Green Lane  
Sutton, SM3 9OE

Guide price £575,000



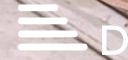
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## Gander Green Lane

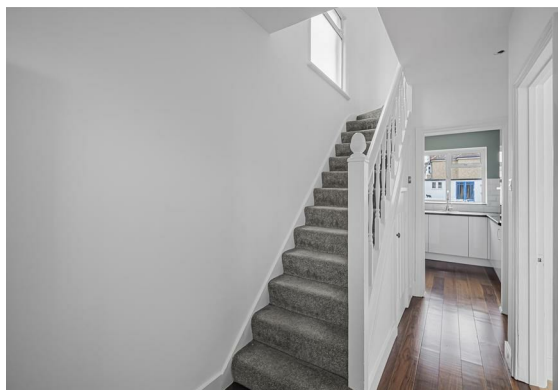
Cheam, Sutton, SM3 9QE

GUIDE PRICE £575,000 - £600,000 NO CHAIN! Positioned in one of Cheam's most convenient residential roads, this incredible home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of being on the doorstep of fabulous schooling, amenities, open spaces and transport links? Gander Green Lane will surpass your expectations, as it's just a short distance to either Cheam, Sutton & Worcester Park, with you having outstanding schooling close by. West Sutton & Common stations provide quick links into the City - you'll be from your sofa to London in just under an hour.

Despite all of this, sitting on the recently laid patio of your large, level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home, you can't fail to be amazed by the amount of work the current sellers have gone to, having totally refurbished the property from top to toe, meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build.

On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy extended lounge/diner is great for cozy nights in, with get togethers and dinner parties being a breeze in the reception room that offers a more formal space, something you've probably been dreaming of for some time now. If we're on the money with the latter, the lovely, modern refitted kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills.

Work from home? We have great news for you! Outside, there is an outbuilding with power that can either be used as a home office, gym or a workshop, whilst to the front of the property you'll love the convenience of your very own driveway!





## GROUND FLOOR

Hallway

Living/Dining Room  
20'10 x 9' (6.35m x 2.74m)

Reception Room  
12'10 x 11'5 (3.91m x 3.48m)

Kitchen  
8'1 x 7'7 (2.46m x 2.31m)

## FIRST FLOOR

Landing

Bedroom  
13'8 x 10'9 (4.17m x 3.28m)

Bedroom  
11'5 x 10'9 (3.48m x 3.28m)

Bedroom  
8'4 x 6'3 (2.54m x 1.91m)

Bathroom

## OUTSIDE

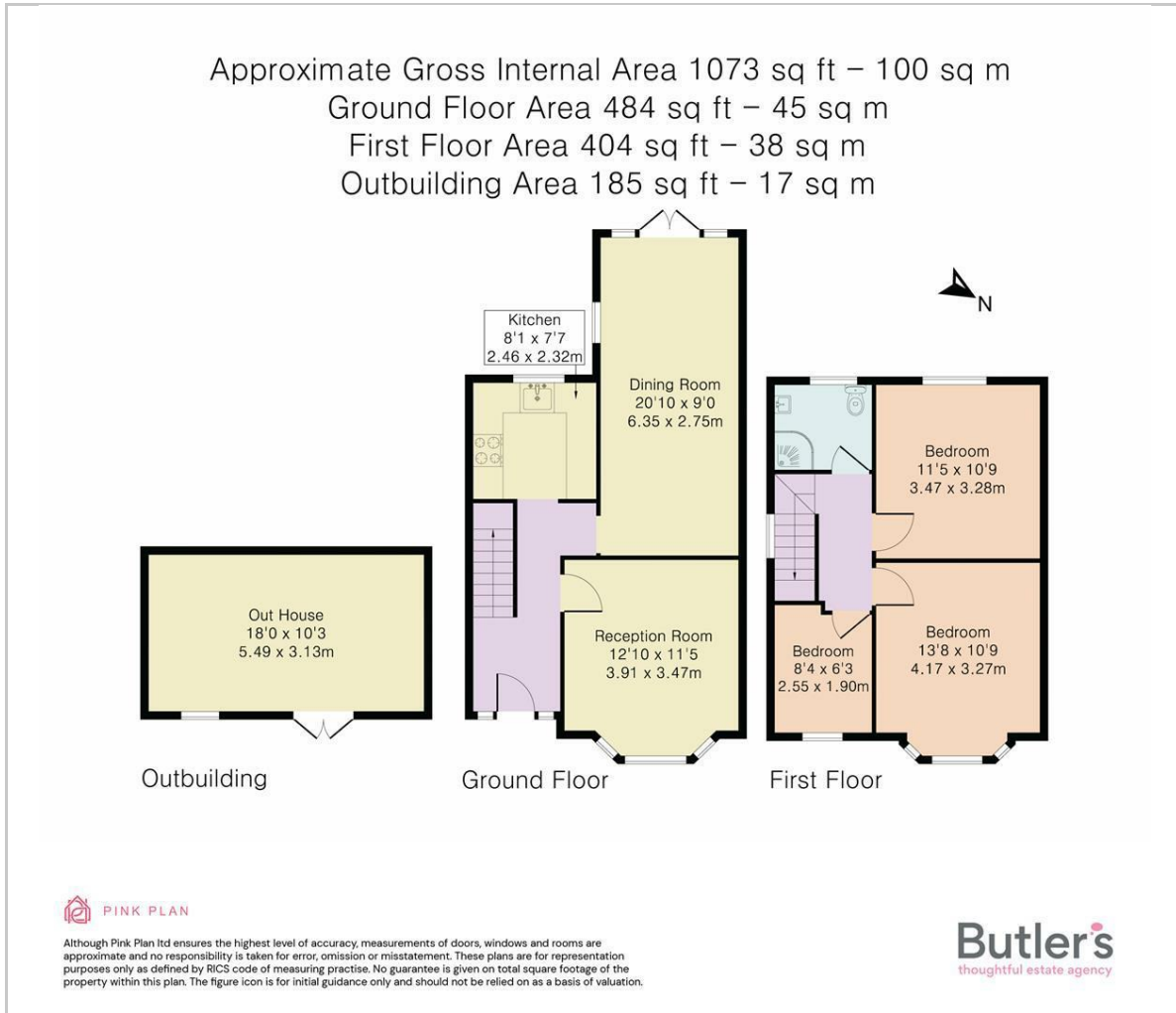
Driveway

Rear Garden

Outbuilding  
18' x 10'3 (5.49m x 3.12m)



## Floor Plan



## Viewing

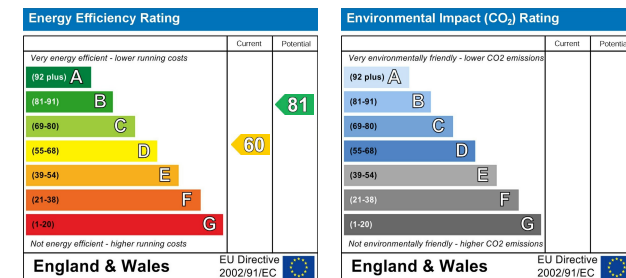
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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