

Butler's

thoughtful estate agency



Gander Green Lane, Sutton, SM3 9QE
£2,350 Per month

3 1 1 D

A set of icons representing property features: a bed icon, a bathtub icon, and a sofa icon, each followed by a number (3, 1, and 1 respectively). To the right is a menu icon (three horizontal lines) and a 'D' icon.

PROPERTY SUMMARY

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 owners 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.

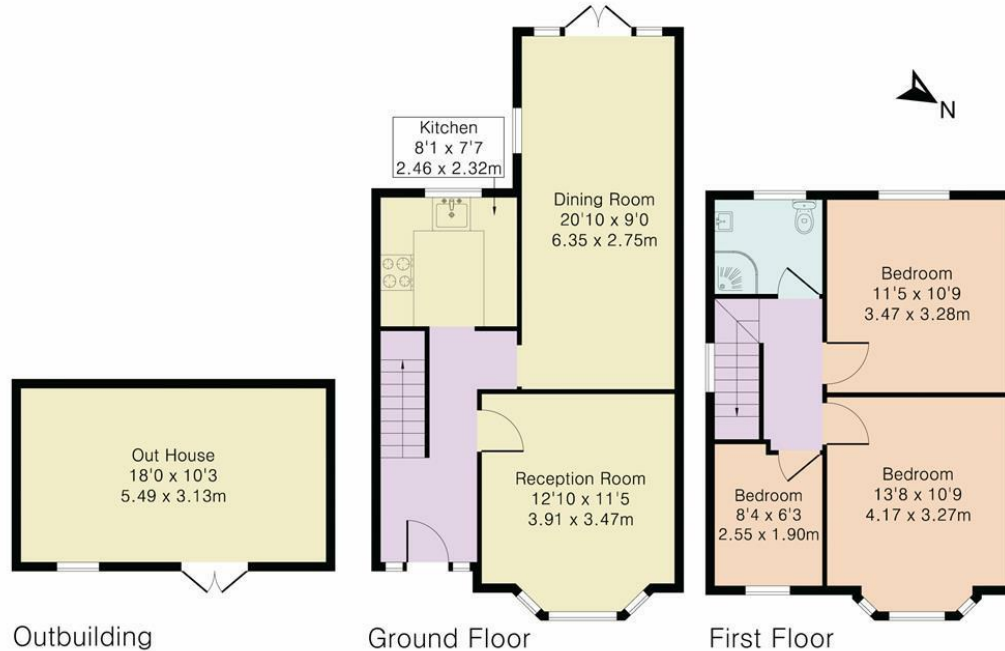
On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy extended lounge/diner is great for cozy nights in, with get togethers and dinner parties being a breeze in the reception room that offers a more formal space, something you've probably 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!





Approximate Gross Internal Area 1073 sq ft – 100 sq m
 Ground Floor Area 484 sq ft – 45 sq m
 First Floor Area 404 sq ft – 38 sq m
 Outbuilding Area 185 sq ft – 17 sq m



LOCAL AUTHORITY
 Sutton

DEPOSIT REQUIRED
 £2,711

PROPERTY AVAILABLE DATE
 29th August 2024

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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