

Butler's

thoughtful estate agency



Gander Green Lane
Sutton, SM3 9QZ
£700,000



Gander Green Lane

Cheam, Sutton, SM3 9QZ

POTENTIAL INCOME & BUILDING PLOT

Positioned in a highly coveted yet convenient location, this beautiful 5 double bedroom family home has so much to offer, being situated on the doorstep of fabulous amenities, open spaces and of course some of the best schooling around. If good transport links are important, West Sutton station provides good links into the City - you'll be from your sofa to London in under an hour. Despite all of this, sitting in your large, level rear garden you'd be forgiven for thinking you were in the middle of nowhere - a place for you to enjoy a good book, enjoy the sunshine or have friends over for a get-together. Inside your home, you can't fail to be impressed by the amount of space and proportions of the rooms. The house has been extended from the original layout to now be a thoroughly modern space for families - and being in the sort of condition you can just unpack your bags and move straight in. Upstairs, there are four generously proportioned bedrooms and family bathroom - with an additional shower for maximum convenience. On the ground floor, there is a huge amount of versatility, so be prepared to be impressed. The living room is a fabulous place to entertain in; a light and airy space with gorgeous bay, that will surely delight. The less formal entrance reception is adjacent, a perfect room to welcome people in, that also offers access to the 5th bedroom or 'guest suite' which even boasts it's own kitchenette and shower room. If family time is important, the incredible kitchen/breakfast room 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, with a utility and cloakroom room leading off. Outside, the garden will be everything you've ever dreamed of, with the icing on the cake being the addition of a garage and driveway providing ample off-street parking. Lastly, the aforementioned garden also has the potential for a separate dwelling - subject to consent.





GROUND FLOOR

Porch

Entrance Reception

14'4 x 10'4 (4.37m x 3.15m)

Kitchen/Dining Room

14'3 x 13'4 (4.34m x 4.06m)

Living Room

15'3 x 14'3 (4.65m x 4.34m)

Lean To

Cloakroom

5'6 x 2'7 (1.68m x 0.79m)

Guest Bedroom/Bedroom 5

10'3 x 9'10 (3.12m x 3.00m)

Utility Room

10'5 x 5'10 (3.18m x 1.78m)

Shower Room

5'7 x 3'10 (1.70m x 1.17m)

FIRST FLOOR

Landing

Bedroom

14'2 x 10'11 maximum (4.32m x 3.33m maximum)

Bedroom

14'4 x 10'2 maximum (4.37m x 3.10m maximum)

Bedroom

10'4 x 9'9 (3.15m x 2.97m)

Bedroom

13'4 x 7'11 (4.06m x 2.41m)

Bathroom

9'10 x 5'10 (3.00m x 1.78m)

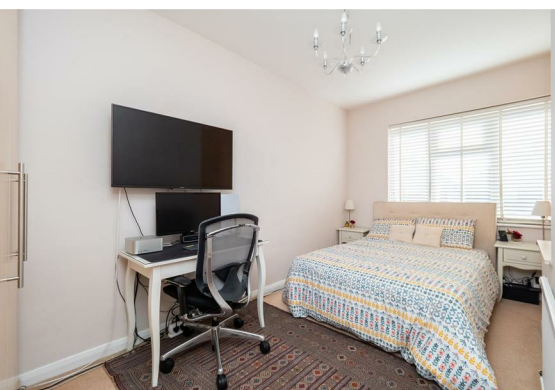
Shower Room

OUTSIDE

Driveway

Rear Garden

Detached Garage



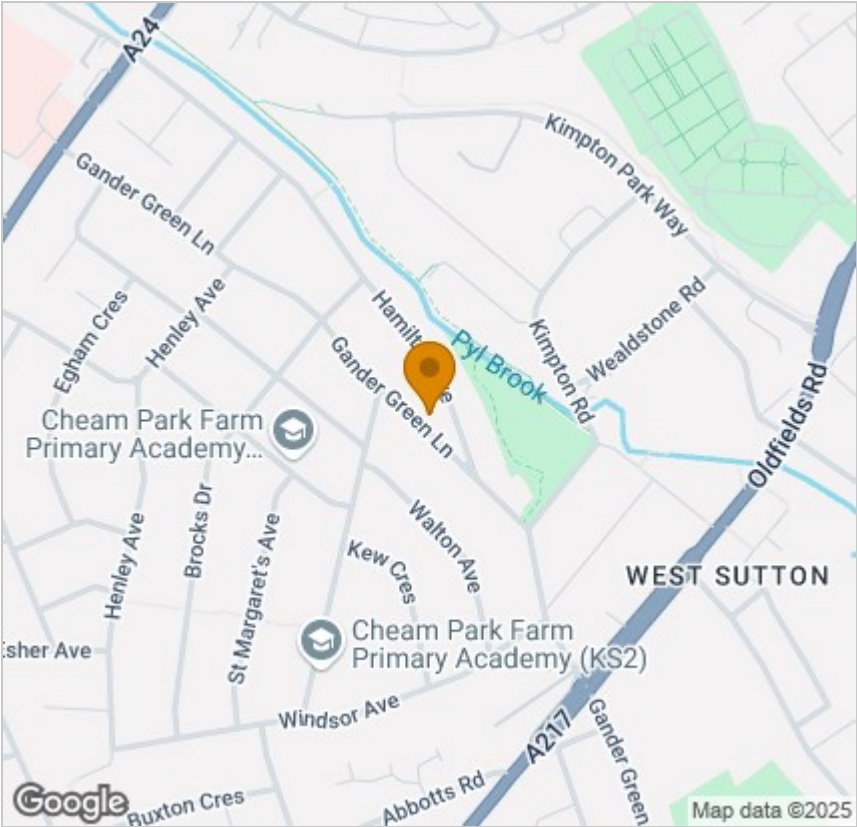
Floor Plan



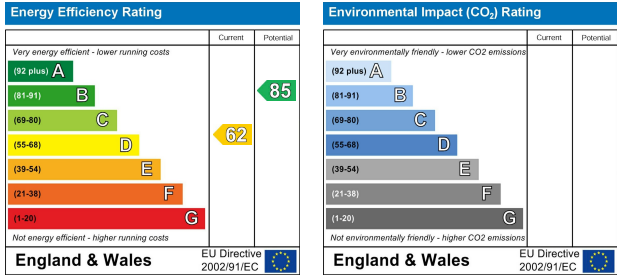
Viewing

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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk