



29 Gander Green Lane, Sutton, SM1 2EG

Guide price £575,000



**WH WATSON HOMES**  
Estate Agents



29 Gander Green Lane, Sutton, SM1 2EG

SIMPLY STUNNING!!! Watson Homes Cheam are delighted to offer this charming period family home. The property has been renovated to a very high standard throughout and offers modern open plan living, an en-suite shower room, a downstairs WC, a pretty rear garden and ample off street parking.

The property is ideally situated within easy reach of Sutton & West Sutton stations, Sutton High School, and other outstanding local schools.

<p>Accommodation</p> <p>Covered entrance</p> <p>Obscure part double glazed front door to..</p> <p>Entrance vestibule</p> <p>Engineered oak flooring with under floor heating, wood panelling, obscure double glazed window to side aspect, ceiling cornice, wall mounted alarm panel and digital thermostat.</p> <p>Lounge/diner</p> <p>Lounge area</p> <p>Double glazed sash window to front aspect, fitted plantation shutters, modern radiator, fitted storage units, ceiling cornice, engineered oak flooring, fitted cabinets, fireplace with stone surround, open plan to..</p> <p>Dining area</p> <p>Engineered oak flooring, double glazed doors to rear aspect, ceiling cornice, modern radiator, large under stairs storage cupboards.</p> <p>Kitchen</p> <p>Range of fitted wall units with matching cupboards and drawers below, Corian worktops with inlaid sink and brushed chrome mixer tap, inlaid induction hob with extractor fan above and oven/grill at side, integrated microwave, integrated fridge/freezer, integrated dishwasher and washing machine, engineered oak flooring, double glazed patio doors to rear aspect, modern radiator, UPVC double glazed window to side aspect.</p> <p>Downstairs WC</p> <p>Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, obscure double glazed window to side aspect, ceiling cornice, engineered flooring, part tiled walls.</p> <p>Stairs to 1st floor landing</p> <p>UPVC double glazed window to side aspect, fitted plantation shutters, loft access.</p> <p>Main bedroom</p>	<p>Double glazed sash window to front aspect, fitted plantation shutters, modern radiator, fitted wardrobes.</p> <p>Ensuite shower room</p> <p>Luxury suite consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level pushbutton flush WC, part tiled walls, tiled flooring with under floor heating, obscure double glazed window to side aspect, extractor fan.</p> <p>Bedroom two</p> <p>UPVC double glazed window to rear aspect, fitted plantation shutters, built in wardrobes, modern radiator.</p> <p>Bathroom</p> <p>Spacious suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash handbasin with chrome mixer tap, low-level push button flush WC, wood effect flooring, heated chrome towel rail, fitted storage cupboard, extractor fan, obscure UPVC double glazed window to side aspect.</p> <p>Rear garden</p> <p>Wrap around garden with large sandstone paved patio area and lawn section with shrubs and flower beds bordering, outside tap, garden shed, gated side access.</p> <p>Front</p> <p>Block paved driveway and gravel section providing off street parking for two vehicles with EV charging point at side.</p> <p>BUYER’S INFORMATION</p> <p>Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete</p>
--	--









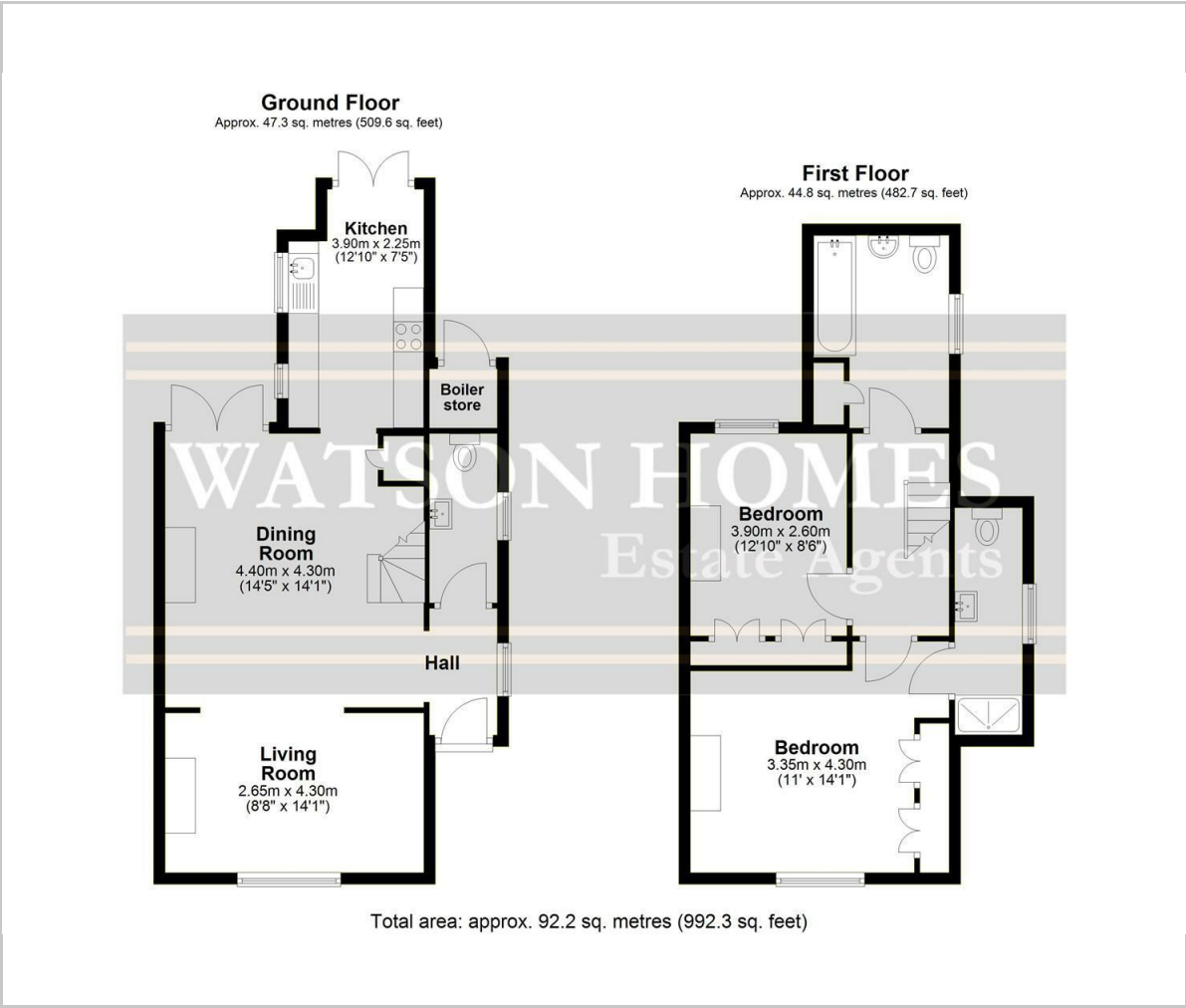








Floor Plan

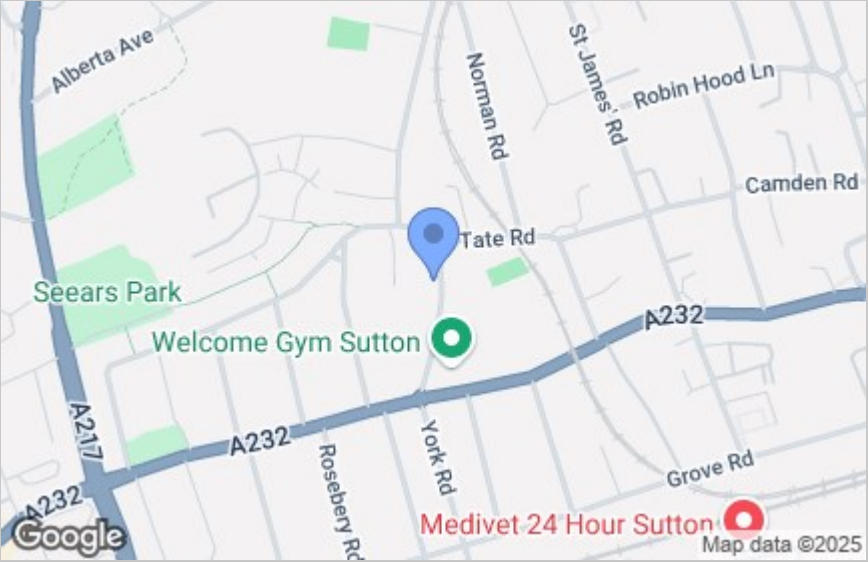


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph

