



Gander Green Lane, Sutton SM1 2HD

welcome to

Gander Green Lane, Sutton

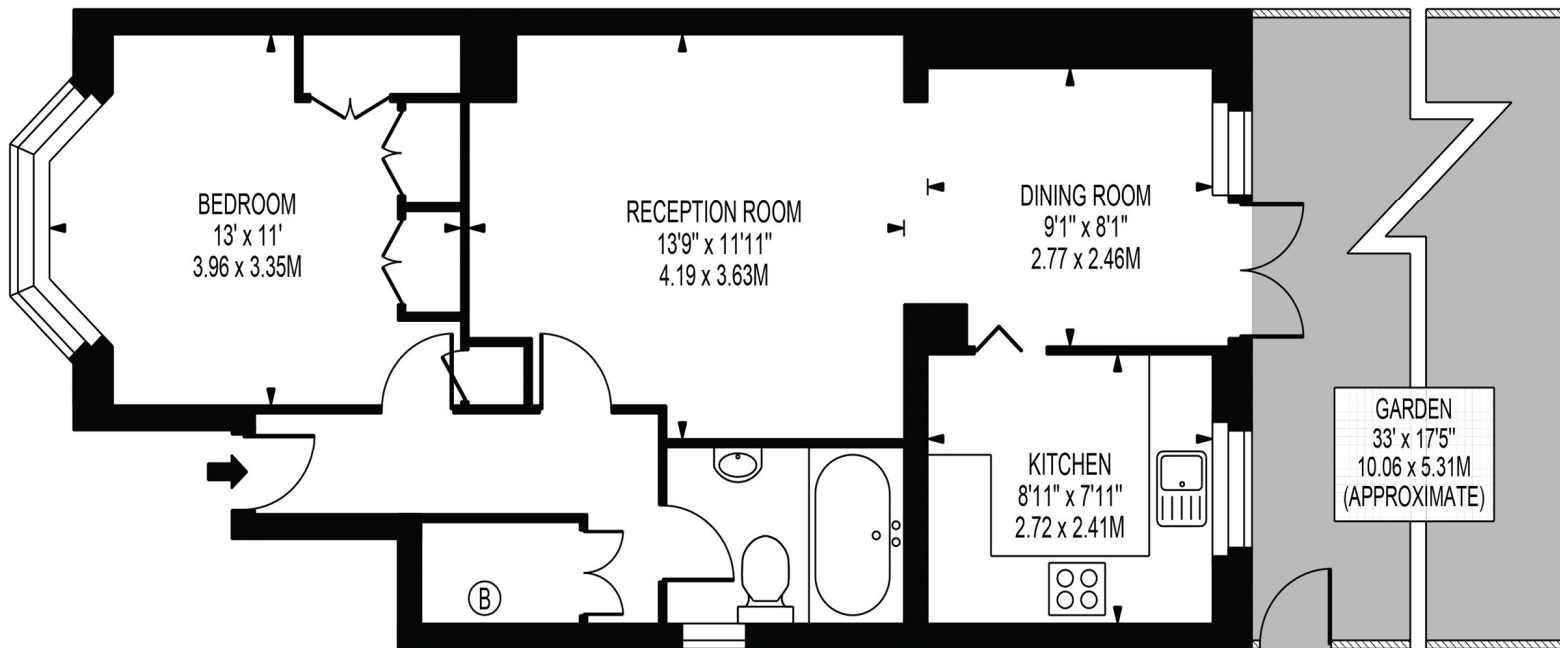
Barnard Marcus is excited to present this rare investment opportunity - a spacious one-bedroom ground floor maisonette with its own front door, driveway, private rear garden, and the added benefit of being sold with the freehold to the upstairs flat. Situated on the desirable Gander Green Lane in Sutton, this chain-free property offers excellent scope for modernisation, making it ideal for first-time buyers, downsizers, or investors looking to add value and generate long-term returns.

The layout includes a large double bedroom, generous reception room, separate dining area, kitchen, and bathroom, with direct access to a 33-foot private garden. Located moments from West Sutton Station and within easy reach of Sutton town centre, schools, shops, and transport links, this home combines strong investment potential with a prime residential location.



GANDER GREEN LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 567 SQ FT - 52.68 SQ M



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- One-bedroom ground floor maisonette
- Includes freehold to the upstairs flat
- Off-street driveway parking
- Private rear garden (approx. 33 ft)
- Generous internal space

Tenure: Freehold EPC Rating: F
Council Tax Band: B

offers in the region of
£525,000



view this property online barnardmarcus.co.uk/Property/SUT110741



Property Ref:
SUT110741 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property