



Guide Price
£500,000

Freehold

2x  1x  1x 

**Gander Green Lane,
Cheam, Sutton, Surrey,
SM3**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Delightful family home in popular residential location
- Potential to extend (subject to planning permissions)
- In superb order throughout, ready to move in to
- Gorgeous garden, perfect for summertime entertaining
- Popular schools close by

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'4 into bay x 12'7 maximum (4.37m x 3.84m)

Dining Room: 15'3 x 8'2 (4.65m x 2.49m)

Kitchen: 15'2 x 7'0 (4.63m x 2.14m)

FIRST FLOOR

Landing

Bedroom 1: 15'9 x 9'6 (4.80m x 2.90m)

Bedroom 2: 11'4 x 8'2 (3.46m x 2.49m)

Bathroom: 8'4 x 7'3 (2.54m x 2.21m)

OUTSIDE

Driveway

Front Garden

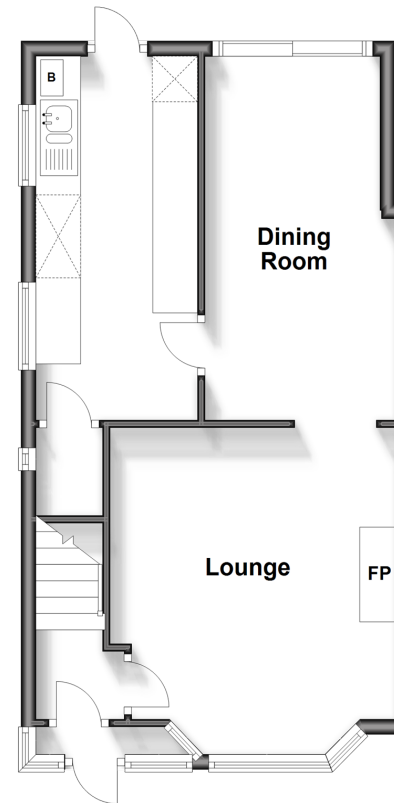
Rear Garden

Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

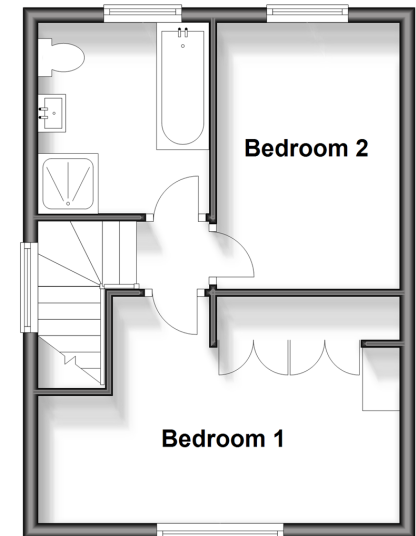
Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.9 sq. feet)



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