



## Gander Green Lane, Sutton

£575,000



Freehold | EPC rating: D

- 3 Bed end of terraced house
- Stunning rear garden & outbuilding
- Close to Sutton Town Centre & Transport Links
- Open plan kitchen/dining room & Utility
- Off street parking for 2 cars
- Highly rated schools catchment

# BELVOIR!

Property is personal

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## Description

This three-bedroom end of terrace house in West Sutton offers neutrally decorated accommodation set within convenient reach of local amenities, schools and transport links. On the ground floor, the property features one reception room with a bay window, providing a defined living area separate from the kitchen. The open-plan fully equipped kitchen/dining room offers dedicated dining space with natural light and includes a utility area, creating a practical layout for day-to-day living and household management. To the first floor, there are two double bedrooms and a further single bedroom, suitable for a range of requirements. A modern family bathroom serves this level.

Externally, the property benefits from a driveway with space for two cars. There is side access leading to the rear garden, enhancing usability and access. Within the stunning garden, there is a powered outbuilding which includes a stylish shower room and a pantry, offering additional functional space separate from the main house.

The location places the property within walking distance of Sutton town centre, where residents can access a range of shops, supermarkets, cafes, restaurants and everyday services along the high street and surrounding roads. The area is also served by several green spaces, including local parks suitable for walking, recreation and play. West Sutton train station is a short walk away and provides services towards central London and other destinations, offering practical options for commuting or leisure travel. This is a lovely home with good potential. Viewings are strongly recommended!

## Photographs



## Rooms

### RECEPTION

3.9m x 3.3m (12'10" x 10'10")

### KITCHEN/DINING

4.8m x 4.4m (15'8" x 14'5")

### BEDROOM1

3.2m x 3.1m (10'6" x 10'2")

### BEDROOM2

3.2m x 3.1m (10'6" x 10'2")

### BEDROOM3

2m x 1.6m (6'7" x 5'2")

### BATHROOM

2.27m x 1.77m (7'5" x 5'10")

### OUTBUILDING

6m x 4.6m (19'8" x 15'1")

### SHOWER RM

2.07m x 1.55m (6'10" x 5'1")

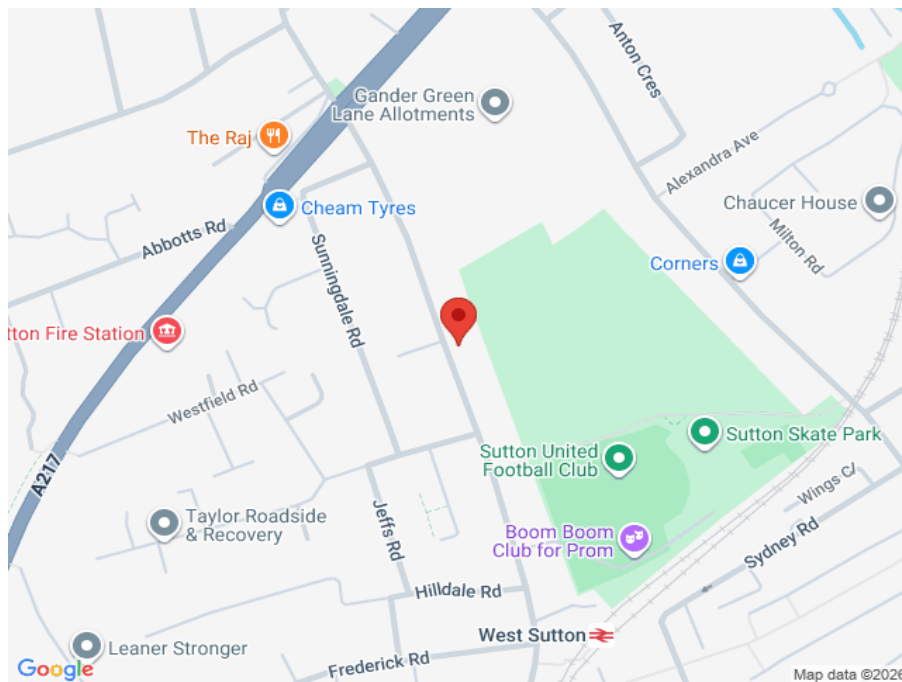
# Floorplan

GANDER GREEN LANE, SM1



Total floor area: 95.5sq.m. (1027 sq.ft.)

# Map



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