



Price
£425,000

Freehold

3x  1x  1x 

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

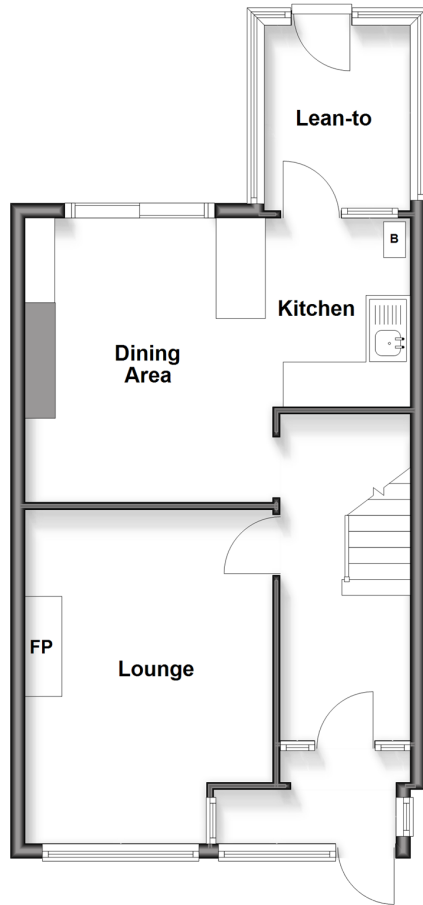
OVER 60?

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

cubitt & west
Helping you move forwards

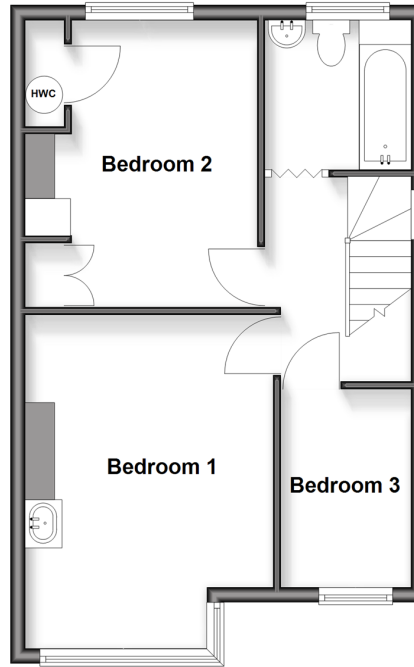
Ground Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



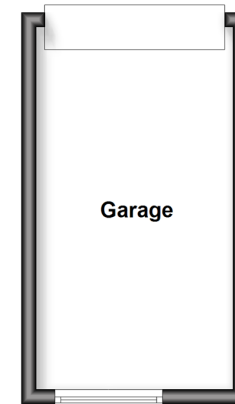
First Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



Outbuilding

Approx. 12.9 sq. metres (139.4 sq. feet)



Accommodation

GROUND FLOOR

Porch
Entrance Hall
Lounge: 14'4 maximum x 10'8 (4.37m x 3.25m)
Dining Area: 12'1 x 10'1 (3.69m x 3.08m)
Kitchen : 8'2 x 6'2 (2.49m x 1.88m)
Lean-To: 7'8 x 6'2 (2.34m x 1.88m)

FIRST FLOOR

Landing
Bedroom 1: 14'4 x 10'8 (4.37m x 3.25m)
Bedroom 2: 12'4 x 10'1 (3.76m x 3.08m)
Bedroom 3: 8'8 x 6'2 (2.64m x 1.88m)
Bathroom

OUTBUILDING

Garage

OUTSIDE

Front Garden
Rear Garden



Main features

- No onward chain to wait for
- Vast opportunity to extend and improve (subject to planning permission)
- Large rear garden
- Garage with gated rear access
- Close to popular schools including Cheam Park Farm & Cheam High
- Easy bus links to the northern line

Nearest Schools

Primary Schools: St Cecilia's Catholic Primary 0.3 miles, Brookfield Primary 0.4 miles, Cheam Park Farm Junior School 0.5 miles
Secondary Schools: Cheam High 1.1 miles, Glenthorne High 1.4 miles, Sutton High 1.8 miles

Transport Information

Train Stations: West Sutton 1.0 miles, Sutton Common 1.5 miles, Cheam 1.5 miles

Address

Gander Green Lane, Cheam, Sutton, Surrey, SM3

Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Sutton Branch 020 8661 0330 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

22018444/20260304/KWK/KWK