



## Gander Green Lane Sutton, SM3 9QY

GUIDE PRICE £575,000 - £600,000 Every now and again a property comes to market that really suits how a modern family can come together, with this wonderful 3 bedroom semi-detached home being one such property. It really is a light and airy house that has been updated and fastidiously cared for by the current owners throughout their occupation. Having been extended to the side, it offers all the space you could wish for if you love to entertain or need more space for your family. Location-wise it couldn't get any better. Set within a quiet yet highly convenient position, you have amazing schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, especially important if you hybrid work. Inside the property, the extended section houses a reception room that is a versatile space for you to relax and entertain in, or even have as a separate annexe for your visitors, elderly relative or teenagers - even boasting a modern shower room. The real heart of the home is the stylish kitchen, with an abundance of workspace to really cook up a storm in - you'll be the envy of all of your friends and family! Breakfast done, you'll enjoy sitting down with your loved ones in the adjacent living room, looking forward to the day ahead. Upstairs, there are three generous bedrooms, with a large master. All the rooms are then served by the ground floor family bathroom, that gives you that extra first floor space. Outside, to the front of the property you'll love the large driveway providing off street parking for multiple vehicles, whilst the rear, there is a large, high quality, composite decked area that leads to a landscaped garden.

Guide price £575,000

# Gander Green Lane

## Cheam, Sutton, SM3 9QY



- GUIDE PRICE £575,000 - £600,000
- Multi purpose extension which could also be used as an annexe
- Landscaped garden with raised composite decked area
- Easy access into Cheam, Sutton & Worcester Park
- Extended 3 bedroom semi-detached home
- Ground floor bath & shower rooms
- Convenient location in Cheam Park Farm
- Beautiful internal condition
- Large driveway providing ample parking
- Close to excellent local schooling and transport links

### GROUND FLOOR

Hallway

Living Room

13' x 12'7 (3.96m x 3.84m)

Kitchen

10'9 x 9'8 (3.28m x 2.95m)

Multi purpose reception

24'8 x 10'10 (7.52m x 3.30m)

Shower Room

5'11 x 5'3 (1.80m x 1.60m)

Bathroom

9'10 x 4'9 (3.00m x 1.45m)

### FIRST FLOOR

### Landing

Bedroom

16'1 x 11'3 maximum (4.90m x 3.43m maximum)

Bedroom

9'9 x 7'11 (2.97m x 2.41m)

Bedroom

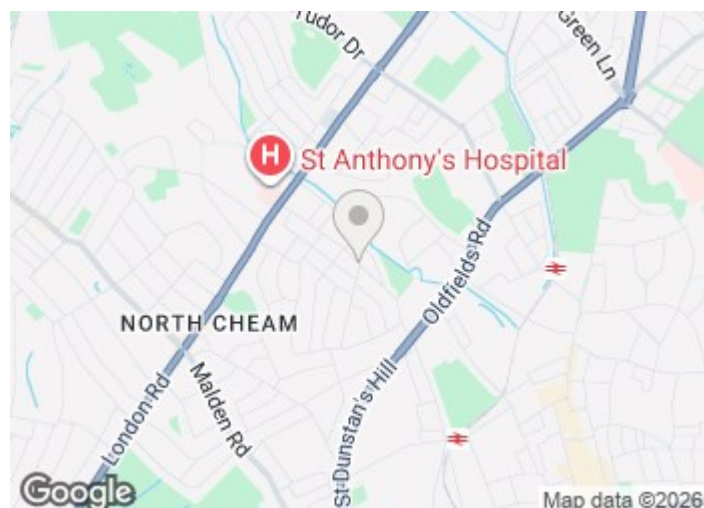
7'7 x 6'5 (2.31m x 1.96m)

### OUTSIDE

Large Driveway

Raised Deck Area

Rear Garden



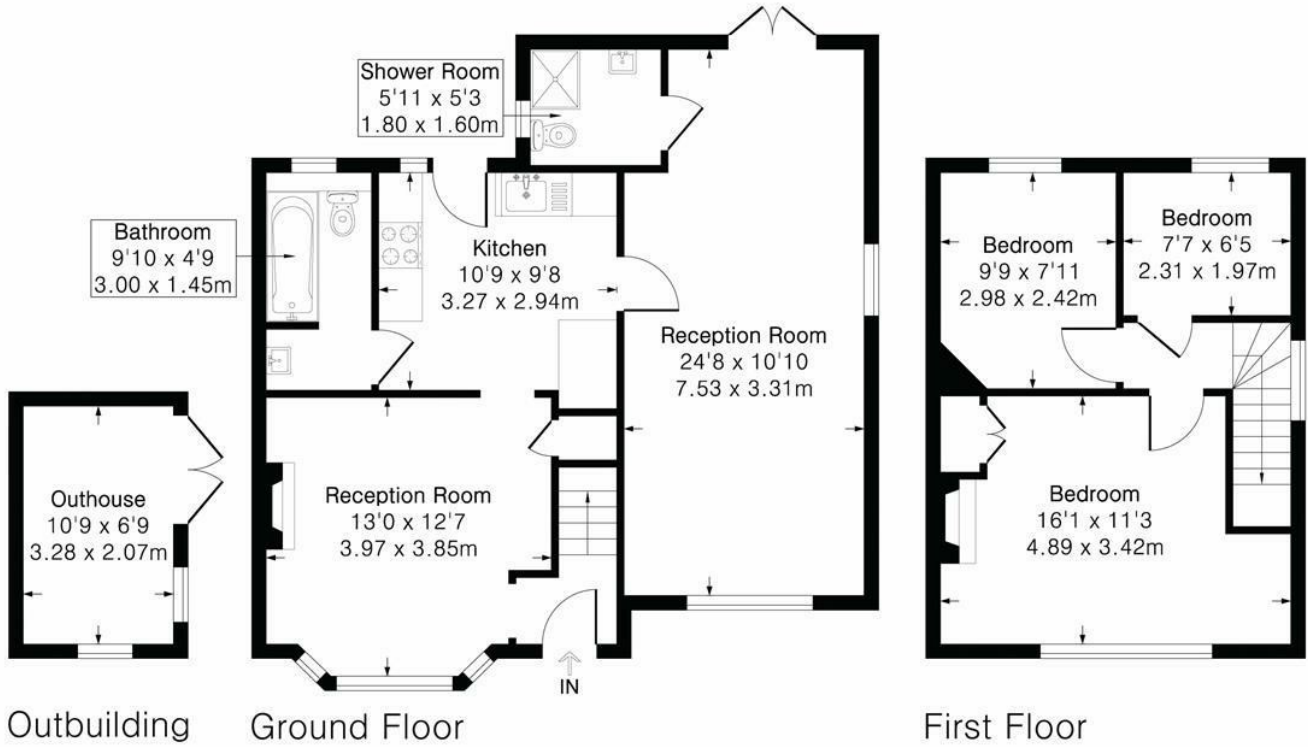
Directions



Floor Plan

Approximate Gross Internal Area 985 sq ft - 91 sq m  
(Excluding Outbuilding)

Ground Floor Area 647 sq ft – 60 sq m  
First Floor Area 338 sq ft – 31 sq m  
Outbuilding Area 73 sq ft – 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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