



barnard marcus

**Gander Green Lane, Cheam Sutton SM3 9QZ**

  
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## Gander Green Lane, Cheam Sutton

This three-bedroom semi-detached house is offered for sale in great condition and is situated in a sought after location in Cheam. The property has been designed to accommodate family living, featuring two double bedrooms-one of which benefits from built-in wardrobes-and a further single bedroom. An additional feature would be the loft room which the current owners use as a study space. The bathroom includes a heated towel rail, providing added comfort.

The house benefits bespoke wooden shutters, and a boiler which is serviced regularly. Externally, a south facing garden, ideal for enjoying outdoor activities, and also includes private parking as well as a garage for additional convenience.

Located on Gander Green Lane, residents benefit from excellent local amenities. The property is within easy reach of reputable schools in Cheam and Sutton, making it a practical option for families. Sutton High Street, known for its wide variety of shops and cafés, is close by and easily accessible.

For those who utilise public transport, West Sutton station is approximately a 10-minute walk from the property. The station offers regular train services to central London destinations such as London Blackfriars, with journey times of around 30 minutes. Several local bus routes also serve the area, connecting to Sutton town centre and surrounding neighbourhoods.

Nearby recreational spaces include Cheam Park and Nonsuch Park, both offering green open areas for leisure and relaxation.

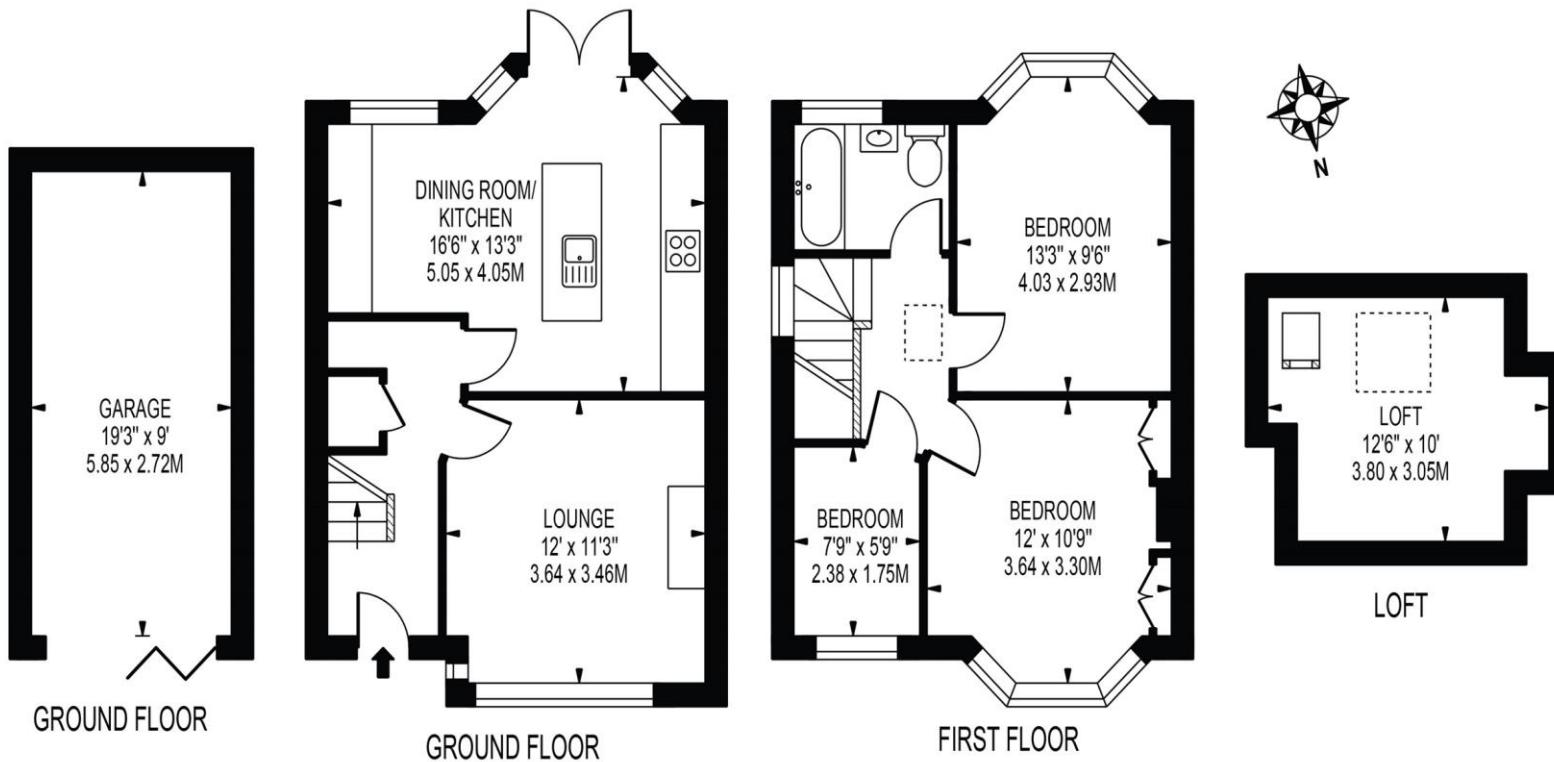


# GANDER GREEN LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 878 SQ FT - 81.56 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 171 SQ FT - 15.91 SQ M



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.  
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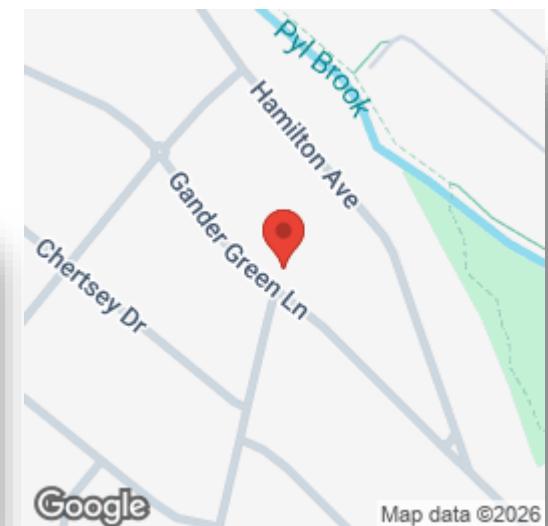
- Great condition throughout
- Three bedrooms and an additional loft room
- Two spacious double bedrooms
- Kitchen with underfloor heating
- Large south facing garden

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

**£575,000**



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Property Ref:  
SUT107347 - 0007

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Please note the marker reflects the postcode not the actual property



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