

Cromwells



Gander Green Lane, Sutton, SM1 2EJ

£550,000

This three bedroom family home has both a front and a rear garden and a detached outbuilding to the rear.

It is situated in a convenient and popular location, a short walk from West Sutton mainline railway station, with excellent services into Central London. It is also close to the amenities of both Cheam Village and Sutton Town Centre, including a variety of shops, restaurants, gyms, other leisure facilities and transport links. For football fans Sutton United Football club is nearby.

Well regarded local schools include Cheam Fields Primary Academy, Robin Hood Primary Schools, Cheam High School, Nonsuch High School for Girls and Sutton Grammar School.

EPC rating D.

Accommodation

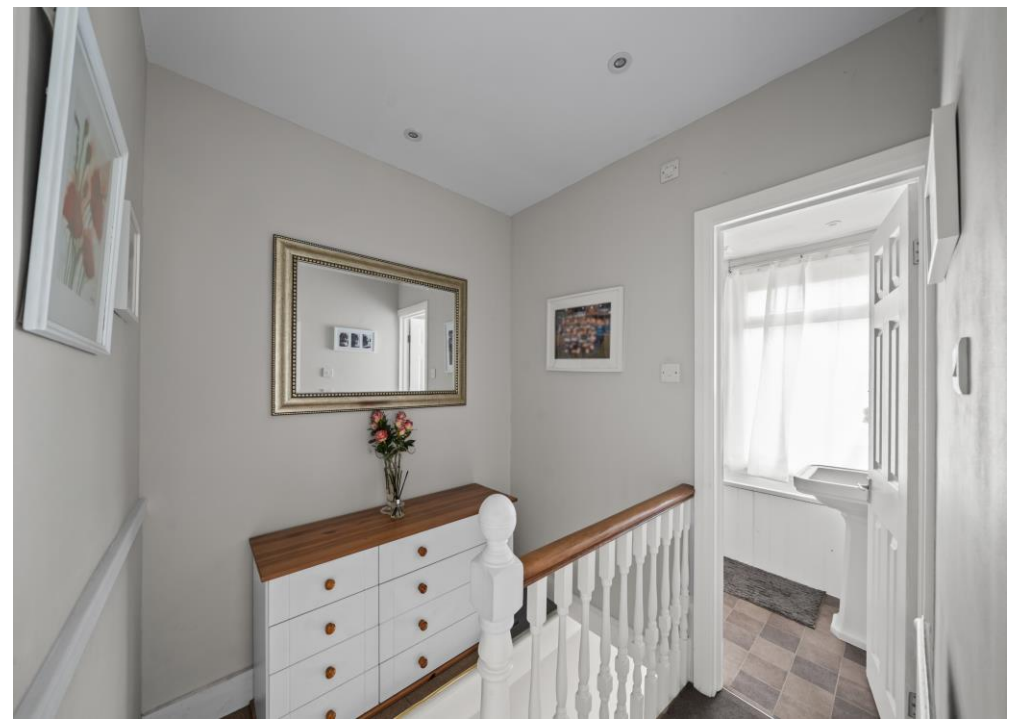
On the ground floor the hallway leads to the open plan living room/dining room, with double doors to the rear garden, and to the fitted kitchen, also with door to the rear garden.

Upstairs, the landing leads to a single bedroom and two double bedrooms, where the largest has a built in wardrobe. There is also the family bathroom on this floor.

Outside

The property has both a front garden and a rear garden. The private rear garden has a patio area, is mainly laid to lawn and has a detached outbuilding located at the end. There is a side access gate.





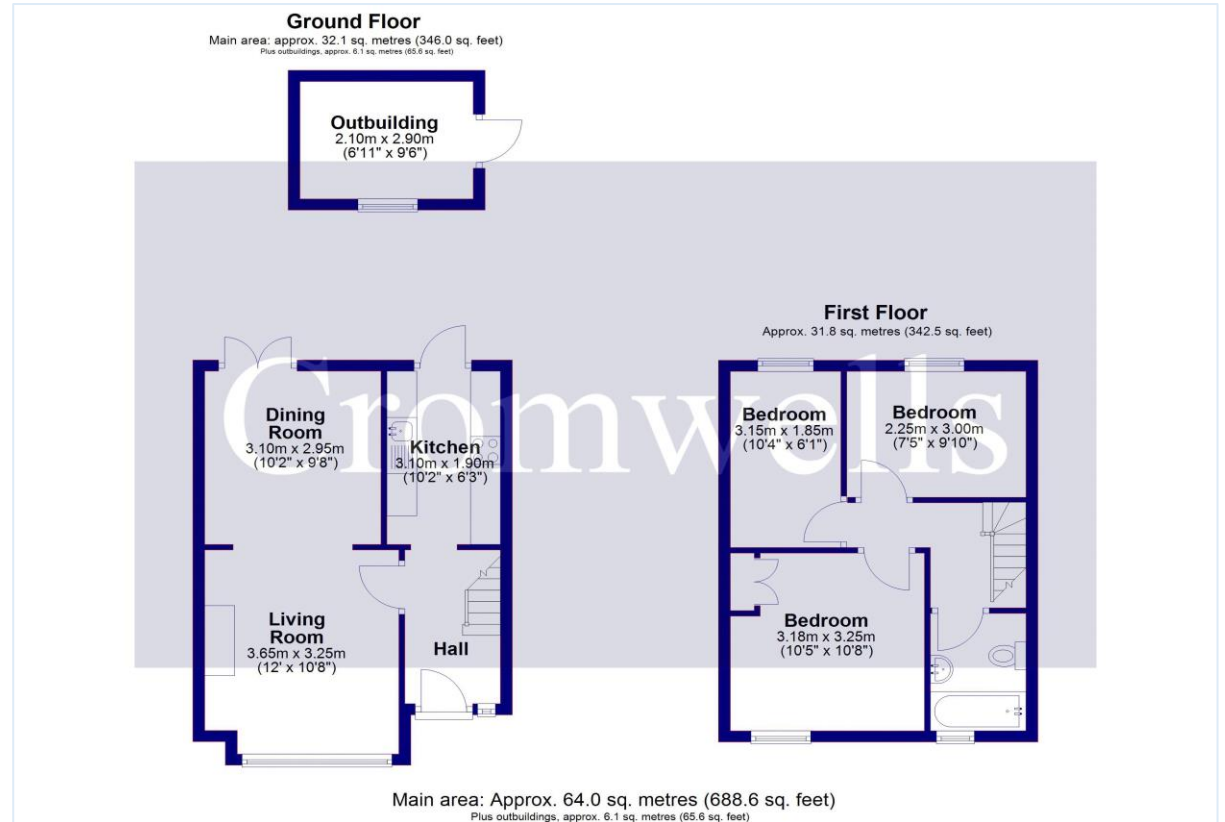
Council Tax - D
 Tenure - Freehold
 64 sq.m. (688.6 sq.ft.)

54-56 High Street
 Cheam Village
 Surrey
 SM3 8RW

02086 424249
 admin@cromwellscheam.co.uk

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



