



GANDER GREEN LANE, SUTTON, SM1

£210,000 FREEHOLD

**A GROUND FLOOR MAISONETTE IN NEED OF
MODERNISATION BENEFITTING FROM NO ONWARD
CHAIN AND A PRIVATE REAR GARDEN**

Winkworth

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See things differently



AT A GLANCE

- Ground Floor Maisonette
- Freehold to Upstairs Flat
- Living Room
- Dining Room
- Separate Kitchen
- Bathroom
- Garden approx. 35ft
- 0.4miles approx. West Sutton station
- No Onward Chain

DESCRIPTION

A rare opportunity to purchase this one bedroom, ground floor maisonette benefitting from no onward chain, the freehold to the upstairs maisonette, off street parking on drive and a circa 35ft private rear garden.

The accommodation comprises a shared communal entrance, a spacious entrance hall, a front aspect bedroom, a living room, dining area, separate kitchen, and a family bathroom. The property is ideal for buyers looking to modernise or investors seeking a rare opportunity.

Externally, the rear garden extends to circa 35ft and is high fence enclosed for privacy. To the front, there is a driveway which offers off street parking.

Locally, the property is set approx. 0.4miles to West Sutton train station which provides fast and frequent services to London as well as a variety of bus routes. Sutton town centre and Cheam Village provide a range of shops, restaurants and amenities.



ACCOMMODATION

Entrance Hall

Living Room - 13'9" x 11'11" max (4.2m x 3.63m max)

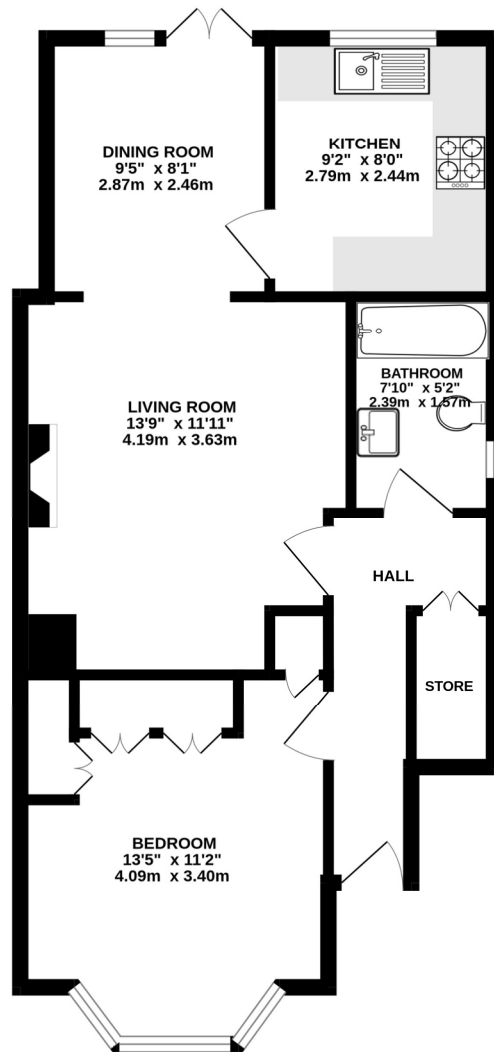
Dining Room - 9'5" x 8'1" max (2.87m x 2.46m max)

Kitchen - 9'2" x 8' max (2.8m x 2.44m max)

Bedroom - 13'5" x 11'2" max (4.1m x 3.4m max)

Bathroom - 7'10" x 5'2" max (2.4m x 1.57m max)

Garden - Approx. 35ft



GROUND FLOOR MAISONETTE

Gander Green Lane, Sutton SM1 2HD
 INTERNAL FLOOR AREA (APPROX.) 560 sq ft/ 52.0 sq m
 Garden extends to 35 ft/ 10.67 sq m.



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

