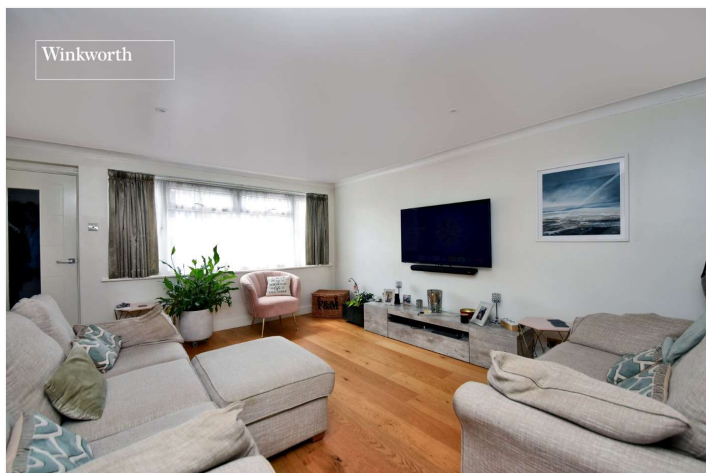




GANDER GREEN LANE, CHEAM, SUTTON, SM3
£465,000 FREEHOLD

**A BEAUTIFULLY PRESENTED FAMILY HOME
SITUATED WITHIN EASY REACH OF NUMEROUS
TRANSPORT LINKS AND WELL-REGARDED SCHOOLS**

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AT A GLANCE

- Beautifully Presented Family Home
- Three Bedrooms
- Spacious Living Room
- Modern Kitchen/Dining Room
- Utility Area in Integral Garage
- Family Bathroom
- Large Storage Room
- Decked Courtyard Garden
- Allocated Parking for Two Cars
- Garage
- Easy Reach of West Sutton Station

EPC RATING: C

DESCRIPTION

This beautifully presented three-bedroom family home is offered to the market in lovely condition throughout, combining stylish interiors with well-proportioned accommodation and excellent practicality.

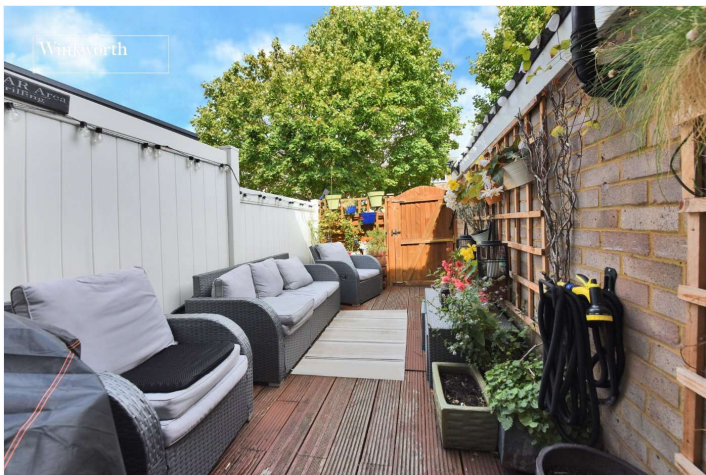
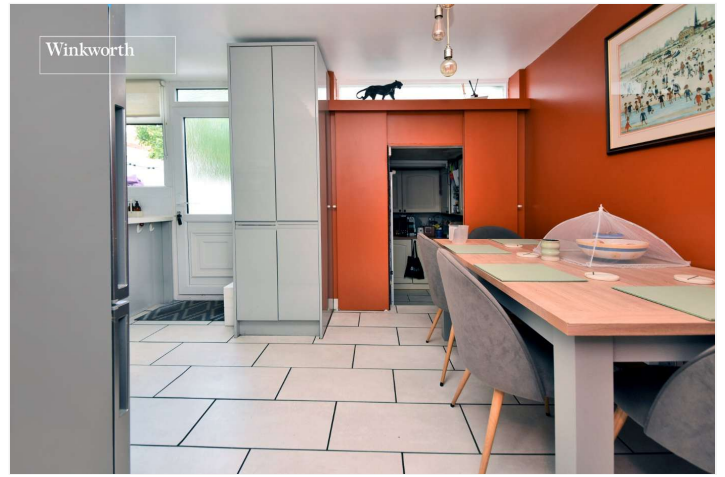
The ground floor is centred around an impressive 15'10" x 15'4" living room, a bright and comfortable space featuring attractive wood flooring and a contemporary glass-balustrade staircase. To the rear is the modern kitchen/breakfast room, fitted with sleek units, integrated appliances and ample space for dining. This leads into a utility area and additional storage in the integral garage.

Upstairs, the accommodation comprises two generous double bedrooms and a good-sized single bedroom, ideal as a child's room, nursery or home office, alongside a family bathroom.

Externally, the property benefits from a low-maintenance courtyard-style rear garden, perfect for outdoor seating and entertaining leading to the significant advantage of two further parking spaces to the rear.

Locally, the property is set within easy reach of a variety of well-regarded schools including Cheam Park Farm Primary Academy, St Cecilia's Catholic Primary School and Cheam High School. North Cheam provides an array of shops, restaurants, supermarkets and amenities whilst Worcester Park and Cheam Village are a short drive from the property. Commuters will benefit from West Sutton train station approx. 1 mile walk as well as a variety of bus routes towards Kingston, Sutton and Morden with its Northern Line tube.

Agents' Note: The vendor has advised that an annual management charge of approximately £280.92 is payable towards the upkeep and maintenance of the adjacent private road.



ACCOMMODATION

Entrance Porch

Living Room - 15'10" x 15'4" max (4.83m x 4.67m max)

Kitchen/Dining Room - 15'5" x 8'11" max (4.7m x 2.72m max)

Utility Room - 8' x 7'9" max (2.44m x 2.36m max)

Storage - 8' x 6'11" max (2.44m x 2.1m max)

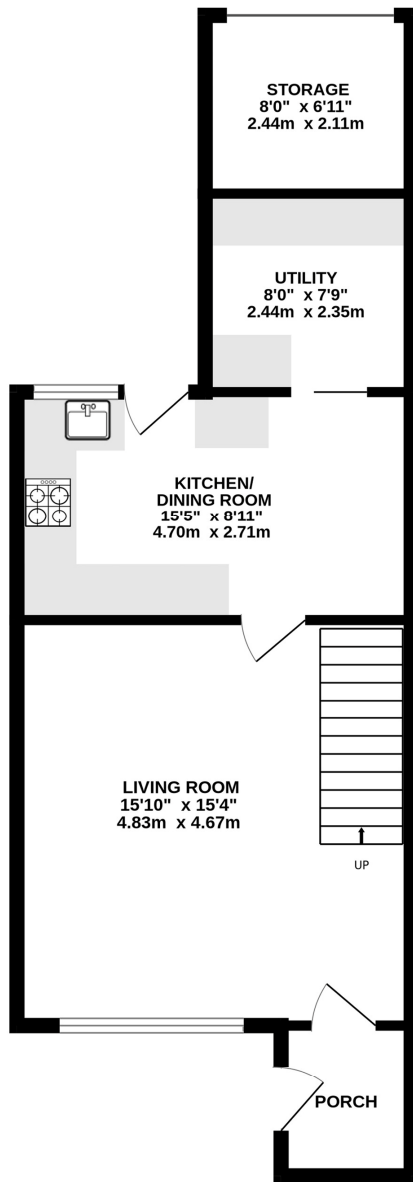
Bedroom - 13'2" x 9'3" max (4.01m x 2.82m max)

Bedroom - 12' x 8'9" max (3.66m x 2.67m max)

Bedroom - 9' x 6' max (2.74m x 1.83m max)

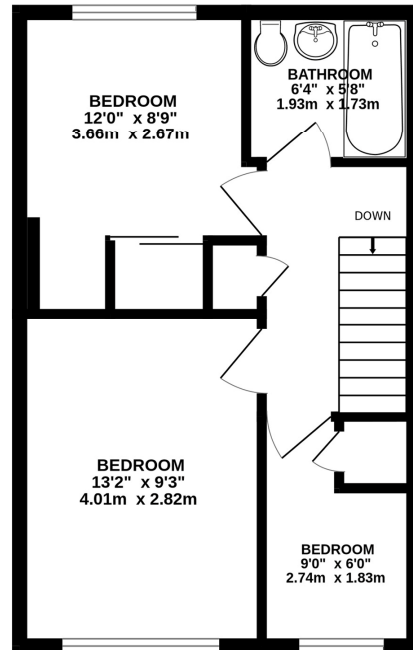
Family Bathroom - 6'4" x 5'8" max (1.93m x 1.73m max)

Garden



GROUND FLOOR

**Gander Green Lane,
Cheam, Sutton SM3 9RG**
INTERNAL FLOOR AREA
(APPROX.) 915 sq ft/ 85.0 sq m
Rear Garden to 16' (4.87m) approx.



FIRST FLOOR

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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.

EPC RATING C

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