



**GANDER GREEN LANE, CHEAM, SUTTON, SM3**  
**£595,000 FREEHOLD**

**A WELL PRESENTED AND EXTENDED SEMI-DETACHED FAMILY HOME FEATURING THREE DOUBLE BEDROOMS, TWO BATHROOMS AND A 75FT APPROX. REAR GARDEN**

**Winkworth**

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## AT A GLANCE

- 3 Bedrooms
- Living Room
- Kitchen/Diner
- Family Room
- Downstairs WC
- Family Bathroom
- En-Suite Shower/WC
- Garden approx. 75ft
- Off Street Parking
- Close to West Sutton Train Station
- Council Tax Band C
- EPC Rating D

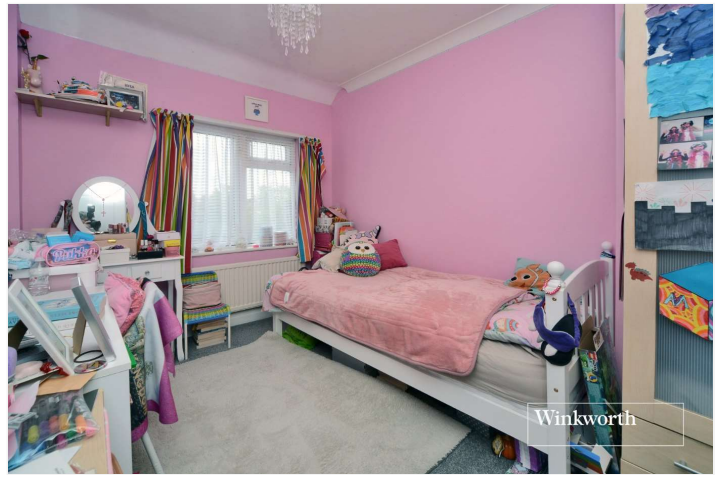
## DESCRIPTION

This well-presented semi-detached family home has been extended to the rear and into the loft to create a wonderful family home and features three double bedrooms, two bathrooms and a beautifully kept rear garden.

The property is located close to several well-regarded schools including Cheam Park Farm Primary Academy, Westbourne Primary School, and Cheam High School. The area benefits from an abundance of amenities such as Cheam Village with its many bars and restaurants, Sutton town centre with its variety of shops, Cheam leisure centre and several parks including the nearby Hamilton Avenue Recreation Ground. Commuters have the choice of a short bus ride to Morden Underground station and Sutton Common and West Sutton train stations.

The accommodation on the ground floor consists of a front aspect living room with feature fireplace and bay window, an open-plan kitchen/breakfast room with door to the side access, a further reception room with double doors onto the rear garden and downstairs WC. On the first floor, there are two good sized double bedrooms and the modern family bathroom. On the second floor, the Principal bedroom includes built in wardrobes, eaves storage and a luxury en-suite shower room.

Externally, the rear garden extends to 75ft approx. and is high fence enclosed for privacy. There is a large decking area ideal for outside dining and socialising. To the front, there is a driveway providing off-street parking for two cars.



## ACCOMMODATION

**Entrance Hall**

**Living Room - 14'4" x 9'5" max (4.37m x 2.87m max)**

**Kitchen/Diner - 15'10" x 8'5" max (4.83m x 2.57m max)**

**Family Room - 14'6" x 13'5" max (4.42m x 4.1m max)**

**Downstairs WC**

**Bedroom - 15'10" x 9'5" max (4.83m x 2.87m max)**

**Bedroom - 11'7" x 8'2" max (3.53m x 2.5m max)**

**Bathroom - 8'6" x 7'3" max (2.6m x 2.2m max)**

**Bedroom - 15'5" x 9'4" max (4.7m x 2.84m max)**

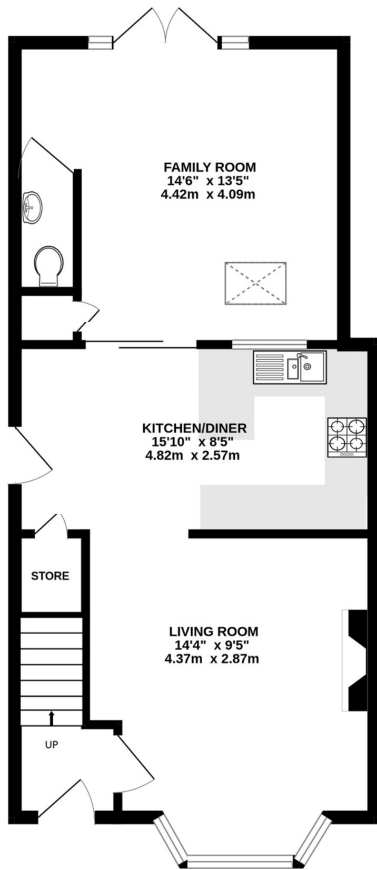
**En-Suite Shower/WC**

**Garden - Approx. 75ft**

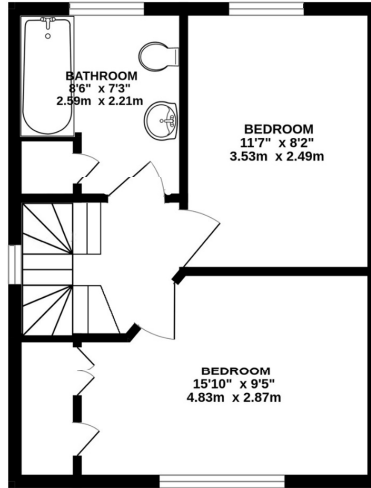
**Off Street Parking**

**Gander Green Lane, Cheam SM3 9RA**

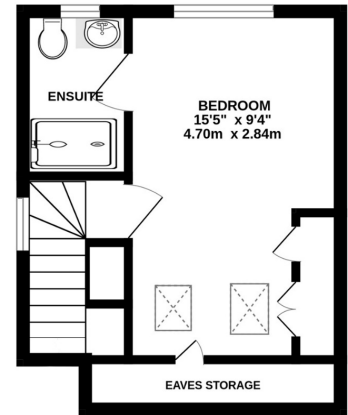
INTERNAL FLOOR AREA (APPROX.) 1120 sq ft/ 104.0 sq m  
 Garden extends to 75' (22.86m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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 © 2024.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

