

Gander Green Lane, Cheam, Sutton  
**Offers in excess of: £650,000**

Freehold

Council Tax Band D

EPC Rating D







A rarely available detached family home, situated in an ideal location for commuters and growing families. Within the locale, there is a wide range of schools for all ages, all highly sought after. Also, for the commuter, there are five bus routes within half a mile, travelling to Cheam, Sutton and Worcester Park.

The living space is bright and airy throughout, with a porch, entrance hall and a through lounge diner. With patio doors opening to the rear. Throughout, there is ample storage with cupboards in the hallway, the galley kitchen has an ample range of base and eye level units, with space for integral appliances. There are three bedrooms on the first floor, two of which are double and have fitted wardrobes. To complete the internal space, there is a family bathroom.

Externally, there is off street parking for two vehicles. The rear garden has a patio area, ideal for summers entertaining, a garden store, mature hedging and a good sized lawn area.

The property itself does have the potential to extend (subject to planning consents), which could add an additional living space and potentially a further bedroom into the loft.



**Porch**

UPVC Double glazed door to front aspect, carpeted floor, downlighter.

**Dining Room**

9'6" x 13'1" (2.9m x 4m)

UPVC double glazed patio door to rear aspect, feature fireplace, carpeted floor, downlighters, radiator.

**Entrance Hall**

UPVC Double glazed door, radiator, carpeted floor, downlighter, carpeted staircase.

**Kitchen**

6'8" x 7'7" (2.03m x 2.3m)

UPVC double glazed door and window to rear aspect, tiled floor, partially tiled walls, range of base and eye level units, space for appliances.

**Lounge**

11'2" x 12'6" (3.4m x 3.8m)

UPVC Double glazed window to front aspect, carpeted floor, downlighter, radiator.







### Bedroom One

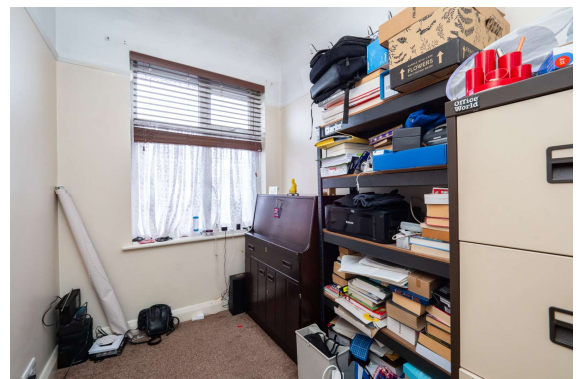
10'8" x 12'2" (3.25m x 3.7m)

UPVC Double glazed bay window to front aspect, fitted wardrobes, carpeted floor, radiator, downlighter.

### Bedroom Two

9'4" x 13'3" (2.84m x 4.04m)

UPVC Double glazed bay window to rear aspect, fitted wardrobes, carpeted floor, radiator, downlighter.



### Bedroom Three

5'7" x 7'10" (1.7m x 2.4m)

UPVC Double glazed window to front aspect, carpeted floor, downlighter, radiator.

### Bathroom

5'2" x 8' (1.57m x 2.44m)

UPVC double glazed window to rear aspect, part tiled walls, low level WC, bathtub, vanity sink, spotlights.







### Frontage

Brick paved driveway to front, off street parking, side access, hedging.



### Rear Garden

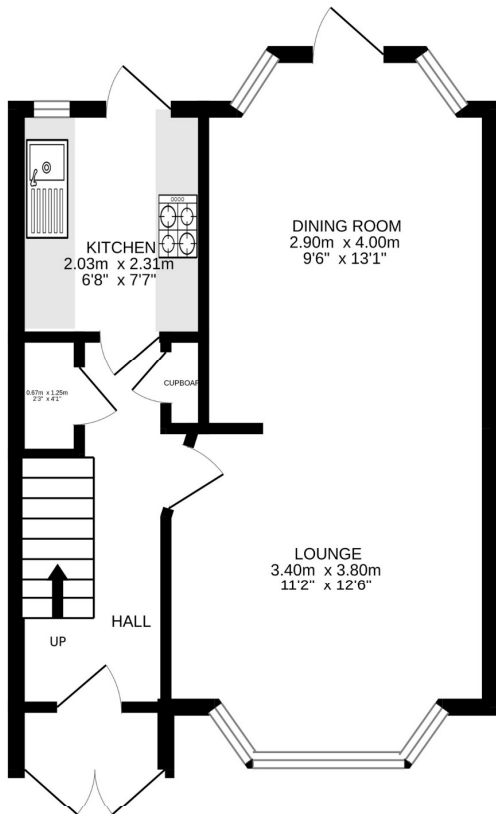
Patio area, garden store, level lawned area, mature hedging, shed to the rear area, hardstanding area.



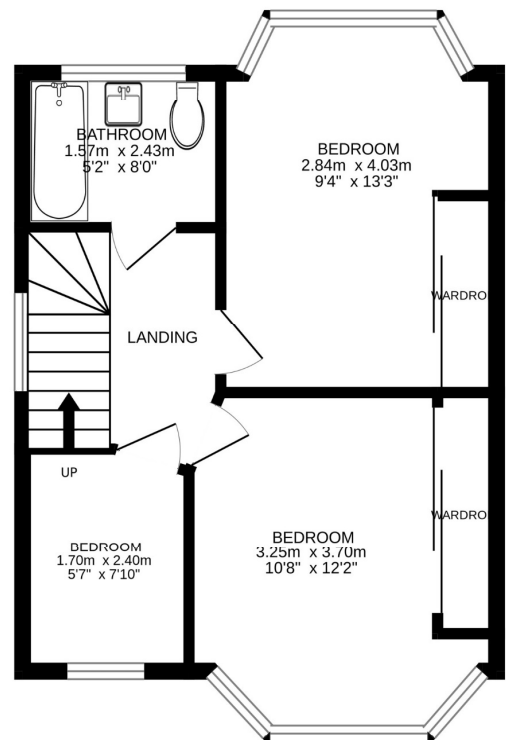


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- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

**Your View...**



Ground floor  
35.8 sq.m. (385 sq.ft.) approx.

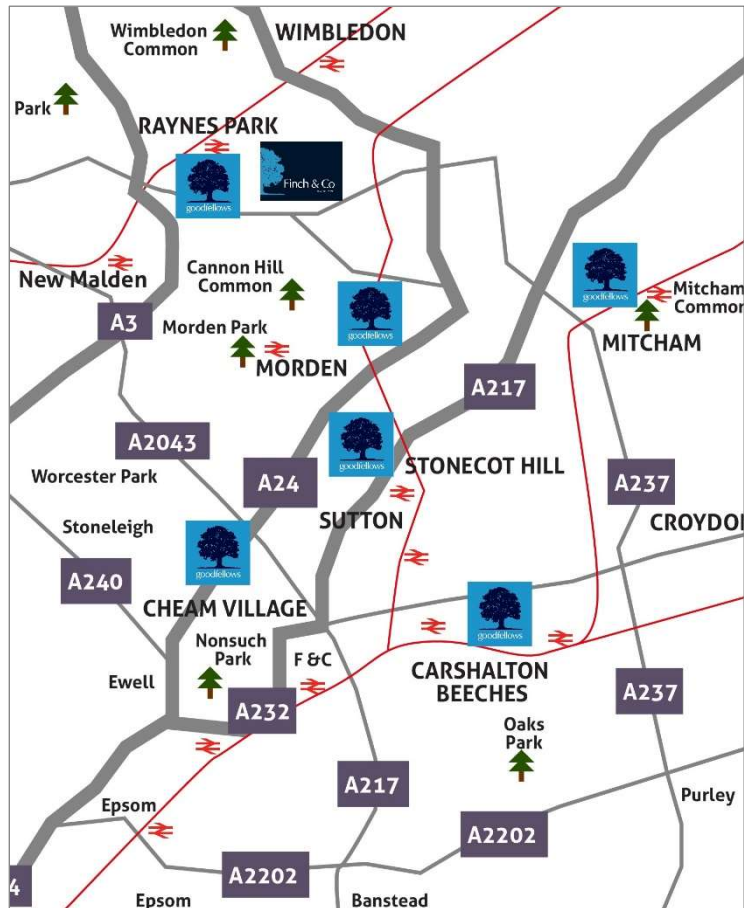


1st floor  
35.2 sq.m. (379 sq.ft.) approx.

TOTAL FLOOR AREA: 71.0 sq.m. (764 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Goodfellows Branch Network



## Local Authority

## Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

## Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

## Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

## All Measurements

All Measurements are Approximate

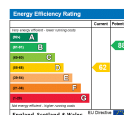
## Goodfellows - Stonecot Hill

30 Stonecot Hill, Sutton, Surrey, SM3 9HE

T: 020 8335 3535

sutton@goodfellows.co.uk

www.goodfellows.co.uk



For full EPC please contact the branch