



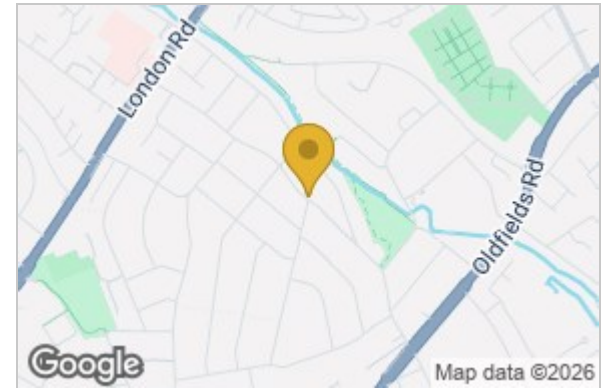
Gander Green Lane  
Sutton, SM3 9QY  
Guide price £575,000



# Gander Green Lane, Cheam, Sutton, SM3 9QY

GUIDE PRICE £575,000 - £600,000 Every now and again a property comes to market that really suits how a modern family can come together, with this wonderful 3 bedroom semi-detached home being one such property. It really is a light and airy house that has been updated and fastidiously cared for by the current owners throughout their occupation. Having been extended to the side, it offers all the space you could wish for if you love to entertain or need more space for your family. Location-wise it couldn't get any better. Set within a quiet yet highly convenient position, you have amazing schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, especially important if you hybrid work. Inside the property, the extended section houses a reception room that is a versatile space for you to relax and entertain in, or even have as a separate annexe for your visitors, elderly relative or teenagers - even boasting a modern shower room. The real heart of the home is the stylish kitchen, with an abundance of workspace to really cook up a storm in - you'll be the envy of all of your friends and family! Breakfast done, you'll enjoy sitting down with your loved ones in the adjacent living room, looking forward to the day ahead. Upstairs, there are three generous bedrooms, with a large master. All the rooms are then served by the ground floor family bathroom, that gives you that extra first floor space. Outside, to the front of the property you'll love the large driveway providing off street parking for multiple vehicles, whilst the rear, there is a large, high quality, composite decked area that leads to a landscaped garden.

## Area Map



### GROUND FLOOR

Hallway

Living Room  
13' x 12'7 (3.96m x 3.84m)

Kitchen  
10'9 x 9'8 (3.28m x 2.95m)

Multi purpose reception  
24'8 x 10'10 (7.52m x 3.30m)

Shower Room  
5'11 x 5'3 (1.80m x 1.60m)

Bathroom  
9'10 x 4'9 (3.00m x 1.45m)

### FIRST FLOOR

Landing

Bedroom  
16'1 x 11'3 maximum (4.90m x 3.43m maximum)

Bedroom  
9'9 x 7'11 (2.97m x 2.41m)

Bedroom  
7'7 x 6'5 (2.31m x 1.96m)

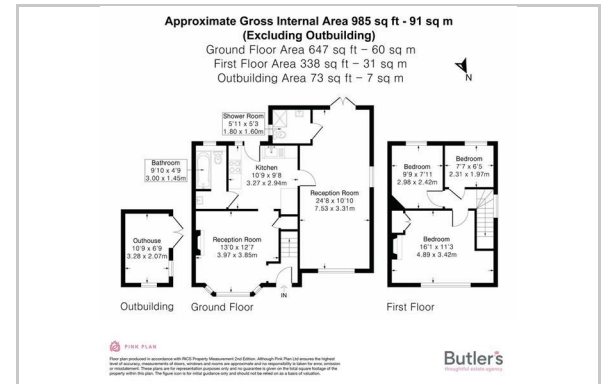
### OUTSIDE

Large Driveway

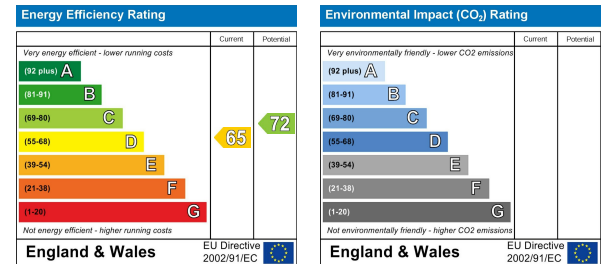
Raised Deck Area

Rear Garden

## Floor Plan



## Energy Efficiency Graph



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18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: [sutton@butlershomes.co.uk](mailto:sutton@butlershomes.co.uk) [butlershomes.co.uk](http://butlershomes.co.uk)