

# Butler's

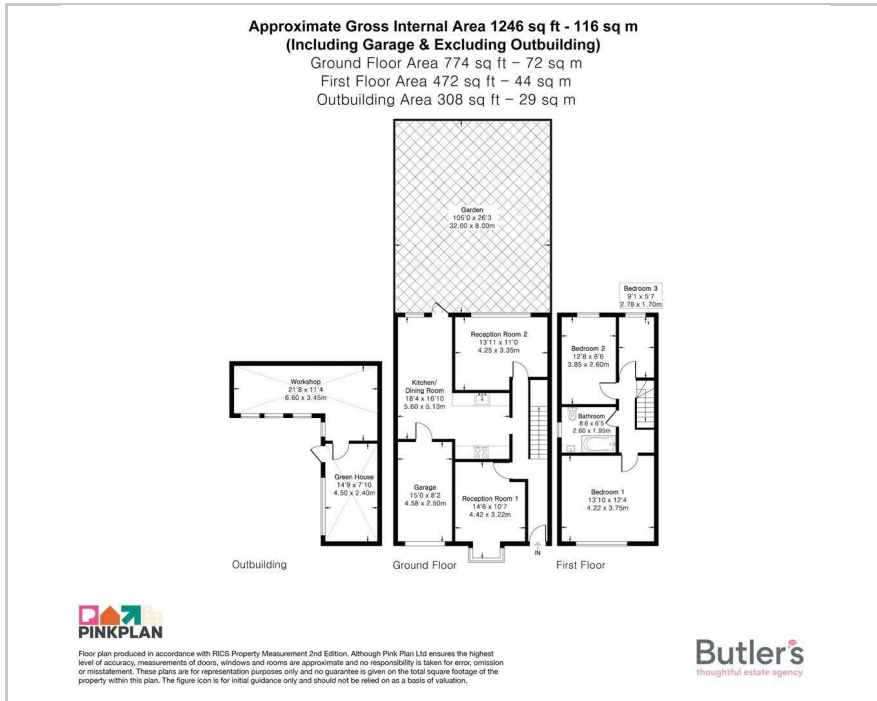
thoughtful estate agency



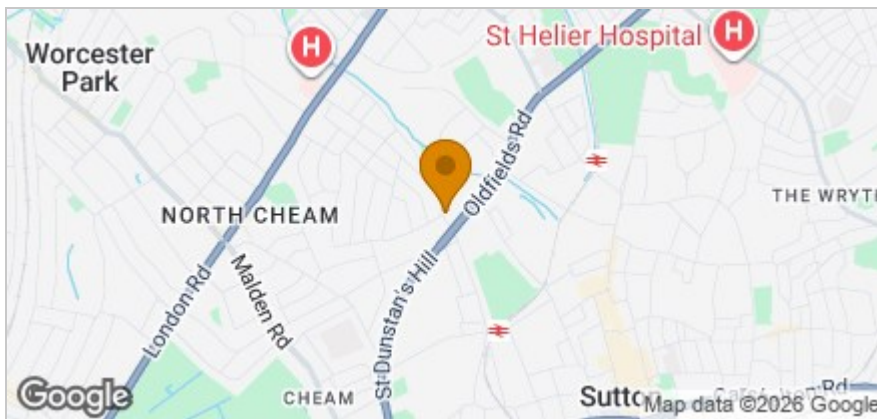
Gander Green Lane, Sutton, SM3 9QF  
Guide price £475,000



## Floor Plan



## Area Map



## Accommodation

- GUIDE PRICE £475,000 - £525,000
- 3 Bedroom semi-detached house
- NO ONWARD CHAIN
- Level rear garden with outbuildings to rear
- Front driveway leading to garage
- Good order throughout
- Adaptive & versatile accommodation with 3 reception rooms
- Modern kitchen & bathrooms
- Close to excellent schooling, amenities & transport links
- Potential to further adapt and extend - subject to the relevant permissions

## Viewing

Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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