



Gander Green Lane  
Sutton, SM1 2EU

Guide price £625,000





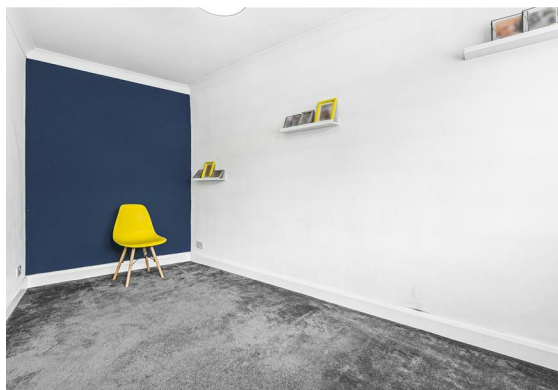
# Gander Green Lane

Sutton, SM1 2EU

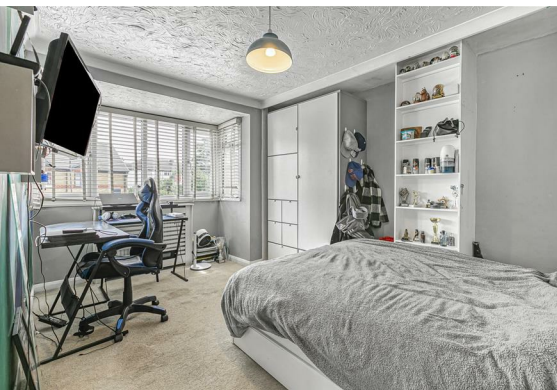
NO CHAIN! Positioned in one of Sutton's most convenient residential locations, this lovely home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Gander Green Lane will surpass your expectations, as it's just a short distance to either Sutton & Cheam, with you having excellent schooling close by. Amazingly, West Sutton station is directly opposite, providing quick links into the City - you'll be from your sofa to London in under an hour. Despite all of this, sitting on the patio of your level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over.

Inside, the house has a fantastic layout, having been extended historically, yet being updated by the current sellers, meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous lounge is great for cozy nights in, with get togethers and dinner parties being a breeze in the open-plan dining room that offers a more formal space, something you've probably been dreaming of for some time now.

If we're on the money with the latter, the extended, modern kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills, which even runs adjacent to a stylish cloakroom, perfect for families. There is even a further bedroom/study on the ground floor if you work from home or have a large family. Outside, the level garden is perfect for upcoming summer gatherings, leading to a garage and outbuilding, whilst to the front you'll love the convenience of your very own driveway.







## GROUND FLOOR

Hallway

Living/Dining Room  
26'3 x 10'8 (8.00m x 3.25m)

Kitchen  
11'2 x 9'2 (3.40m x 2.79m)

Bedroom/Study  
14'3 x 9'7 maximum (4.34m x 2.92m maximum)

Cloakroom

## FIRST FLOOR

Landing

Bedroom  
13'9 x 10'4 (4.19m x 3.15m)

Bedroom  
14'6 x 10'4 (4.42m x 3.15m)

Bedroom  
6'11 x 6'4 (2.11m x 1.93m)

Bathroom  
11'6 x 6'2 (3.51m x 1.88m)

Loft Area  
16'5 x 15'1 (5.00m x 4.60m)

## OUTSIDE

Rear garden

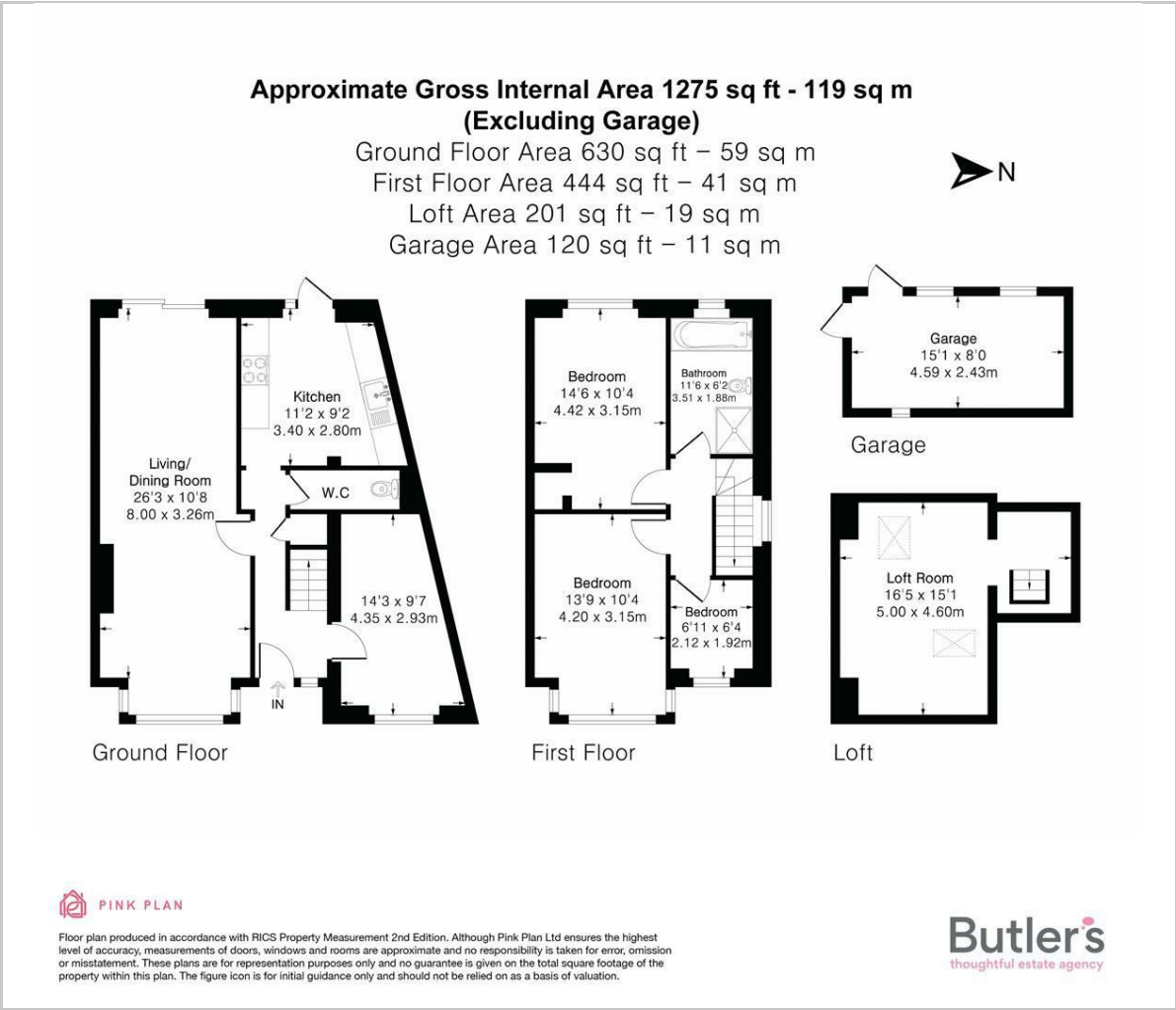
Driveway

Garage  
15'1 x 8' (4.60m x 2.44m)

Outbuilding



Floor Plan

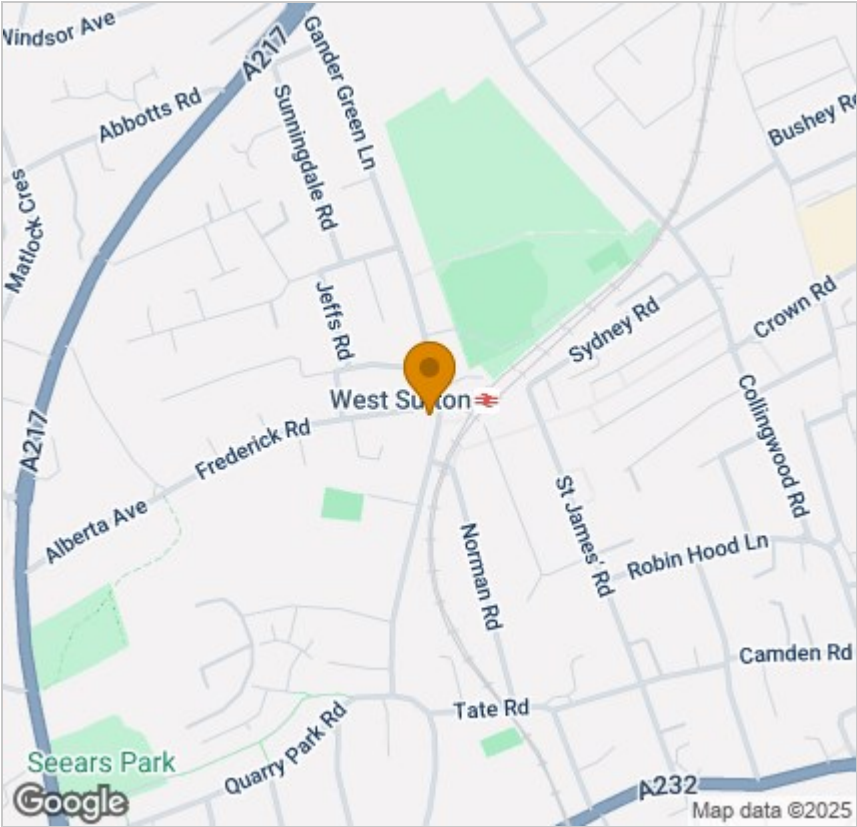


Viewing

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

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Area Map



Energy Efficiency Graph



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