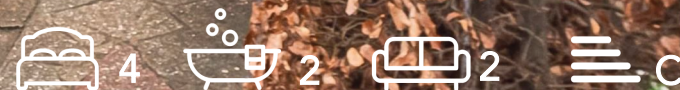


# Butler's

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Gander Green Lane  
Sutton, SM1 2EU  
Guide price £650,000





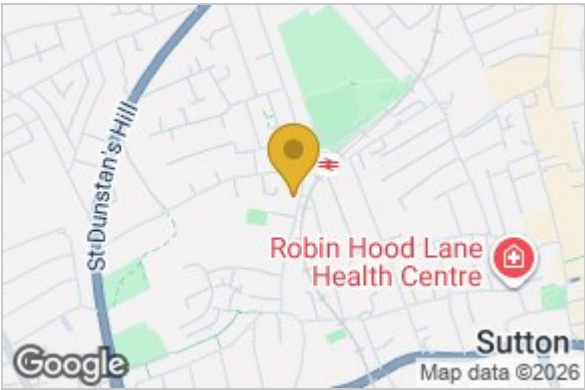
Gander Green Lane, Sutton, SM1 2EU

GUIDE PRICE £650,000 - £675,000 A real rarity to the market, this handsome, extended, semi-detached period home will truly impress. Nestled in an immensely convenient location, Gander Green Lane will tick all of your boxes. What makes this home so special is the abundance of period features and charm that still run throughout, as the current owners have gone to great lengths to keep the character of the house throughout their renovations, such is their fastidious nature. Situated in a great spot on the road, you'll also be close to fantastic local schooling and transport links, so have the luxury of a quick school run, whilst getting into work on time, with West Sutton station being an extremely short walk away. Great amenities are also close by, being in such a central town center position. So with the location ticking all your boxes - how does the rest of the house stack up? Well you'll be pleased to learn that this gorgeous property has not just been lovingly updated, but also has the benefit of an amazing kitchen/dining room with vaulted ceiling and bi-fold doors out to your garden. Due to the remodel, there is even a separate utility and cloakroom for maximum convenience. The ground floor reception space is also excellent, with high ceilings and a large bay window. Upstairs, four generously sized bedrooms are wonderful places to catch up on a great nights sleep, with a stylish master that boasts a workspace/dressing area and en-suite. Every room has something to offer, and will be well suited to a growing modern family, adjusting to the new way of working. Outside, this beautiful house has a driveway to the front providing off-street parking and a fabulous garden to the rear, being great for get togethers with friends on the patio, whilst the kids play on the lawn.

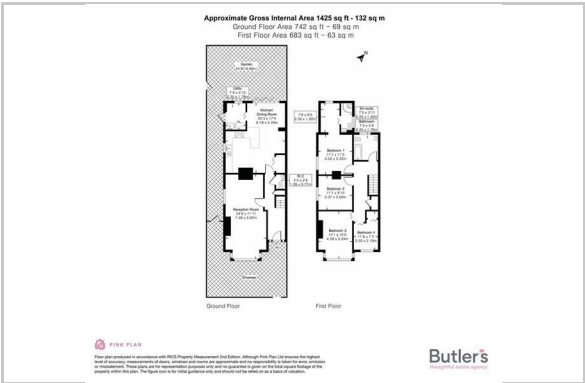


- GROUND FLOOR
- Hallway
- Living/Family Room  
24'6 x 11'11 (7.47m x 3.63m)
- Kitchen/Dinning Room  
20'3 x 17'4 maximum (6.17m x 5.28m maximum)
- Utility Room  
7'9 x 5'10 (2.36m x 1.78m)
- Cloakroom  
4'2 x 2'6 (1.27m x 0.76m)
- FIRST FLOOR
- Landing
- Master Bedroom  
11'7 x 11'3 (3.53m x 3.43m)
- Dressing/Office Area  
7'8 x 6' (2.34m x 1.83m)
- En-Suite  
7'5 x 3'11 (2.26m x 1.19m)
- Bedroom  
14'1 x 10' (4.29m x 3.05m)
- Bedroom  
11'1 x 9'10 (3.38m x 3.00m)
- Bedroom  
11'8 x 7'2 (3.56m x 2.18m)
- Bathroom  
7'5 x 5'9 (2.26m x 1.75m)
- OUTSIDE
- Driveway
- Rear Garden

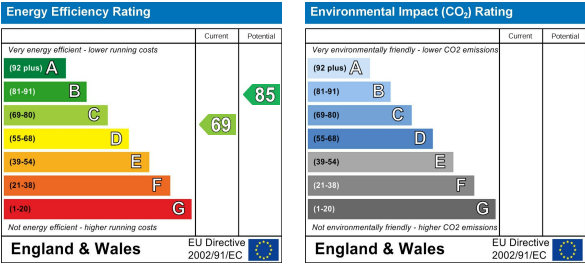
Area Map



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.