Gander Green Lane, Cheam, SM3 9QY

Guide Price £475,000 - Freehold

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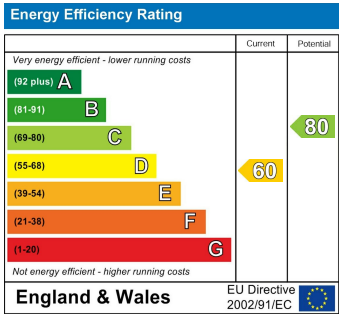
WILLIAMS HARLOW

Williams Harlow Cheam - A three bedroom semi detached house close to Cheam High, St Anthony's hospital and bus routes between Cheam and Morden Tube. Complimented by a long south west facing garden, the property is decorated in a modern style and ready to view.



The Property - Three Bedrooms

Three bedrooms are a highlight but that isn't to say the two reception rooms, kitchen and bathroom aren't equally impressive. The house is decorated and presented in a modern fashion with nice touches such as wooden floors, wooden work surfaces and nice colour back drops. High light levels and neutral décor enhance the property and ultimately your living experience. There is further obvious potential with loft conversions very popular considerations.

Outside Space - Sunny Rear Garden

Very sizeable rear garden, measuring circa 80 ft, and also boasting an ultra sunny south-west aspect. Simple in design but very accessible and usable, a superb feature. Paved off street parking to the front.

Local Area - Sought After

West Sutton train station is walkable in 10 mins, with Cheam Village not that far away in any case. The road is lined with well-maintained properties. The area, between Sutton and Cheam, is a sought after spot for its convenience, parks and transport links. Additionally, there is a large Tesco close by for grocery needs and a row of convenience stores in both directions.

Why You Should Buy

Excellent value for money with all the additional benefits of the location. If you seek a house from which you can commute to London and your children can walk to great local schools, this one if for you.

Features

Three Bedrooms - Semi Detached - Parking - Two Reception Rooms - South West Facing Rear Garden - Modern Interior

Benefits

Little Work Required - Park On Your Own Drive - Possible Extension Potential - Surrounded By Life Enhancing Local Amenities

Local Schools

St Dunstan's - State- Mixed - Ages 5 - 11
Homefield Prep - Fee - Boys - 3 - 13
Sutton High - Girls - Fee - 3 - 18
Nonsuch - Girls - Grammar - 11 - 19
Cheam High - Mixed - State - 11 – 19

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - circa 36 mins. Epsom - circa 7 mins.
West Sutton Train Stn: Thames Link, Sutton to St Albans via City circa 40 mins
Local Bus Routes:
80 - Belmont Via Sutton to Morden Tube.
413 - Morden to Sutton
SL7 – Superloop bus route to Heathrow
213 - Kingston to Sutton
151 - Wallington to Worcester Park

Walk To

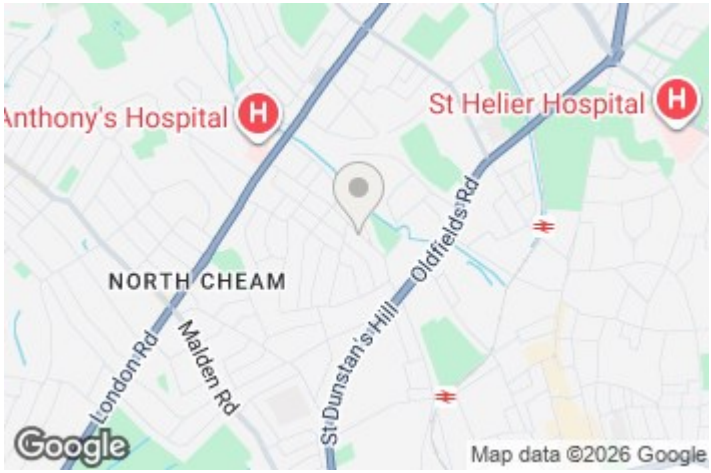
Cheam High - West Sutton Train Stn - St Anthony's Hospital - Tesco - McDonalds - Rows of Independent Shops and Restaurants - Buses To Morden Tube

EPC And Council Tax

TBC and C

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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Approximate Gross Internal Area = 82.8 sq m / 891 sq ft

Ground Floor **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1344169)

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