



Gander Green Lane, Sutton, SMI 2HG  
Offers In Excess Of £435,000 - Freehold



**WILLIAMS  
HARLOW**



Williams Harlow – A two bedroom home with charm and character. An ideal nest for those seeking excellent transport links into Central London, superb local schools such as Cheam High, and a home with a modern interior and private garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











## The Property

Combining character inside and out, this house is good looking. Internally the house boasts good cubic dimensions which definitely help with the sense of space. The property offers a flowing ground floor of lounge, kitchen dining room and hallway and a straight forward first floor of two bedrooms and bathroom. The décor is modern and it has nice décor touches which reflect the sellers love of their home.

## Outdoor Space

A pretty approach from the street, with driveway for off street parking and a recessed front door. The rear garden is private with a large deck and measures circa 80 ft.

## Local Area

The nearest train station is West Sutton (walkable in 5 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.

## Why You Should View

Meeting the locational needs for most, this house gives a perfect platform from which to live and work. The popular local amenities and the chance to chill out at the end of each day in your own private rear garden are really attractive. A solid purchase for any down sizers, couples, young families and first time buyers.

## Vendors Thoughts

“As a young family this house has been ideal but we want another challenge and an opportunity has arisen where we can refurbish another house and start again”

## 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

## EPC AND COUNCIL TAX D AND C

## POINTERS

Two Bedrooms - Off Street Parking – Private Rear Garden – Excellent Location for Transport - Walking Distance to Cheam and Sutton - Modern Interior - Close to Tesco Superstore - EPC D AND COUNCIL TAX C



Cheam Office

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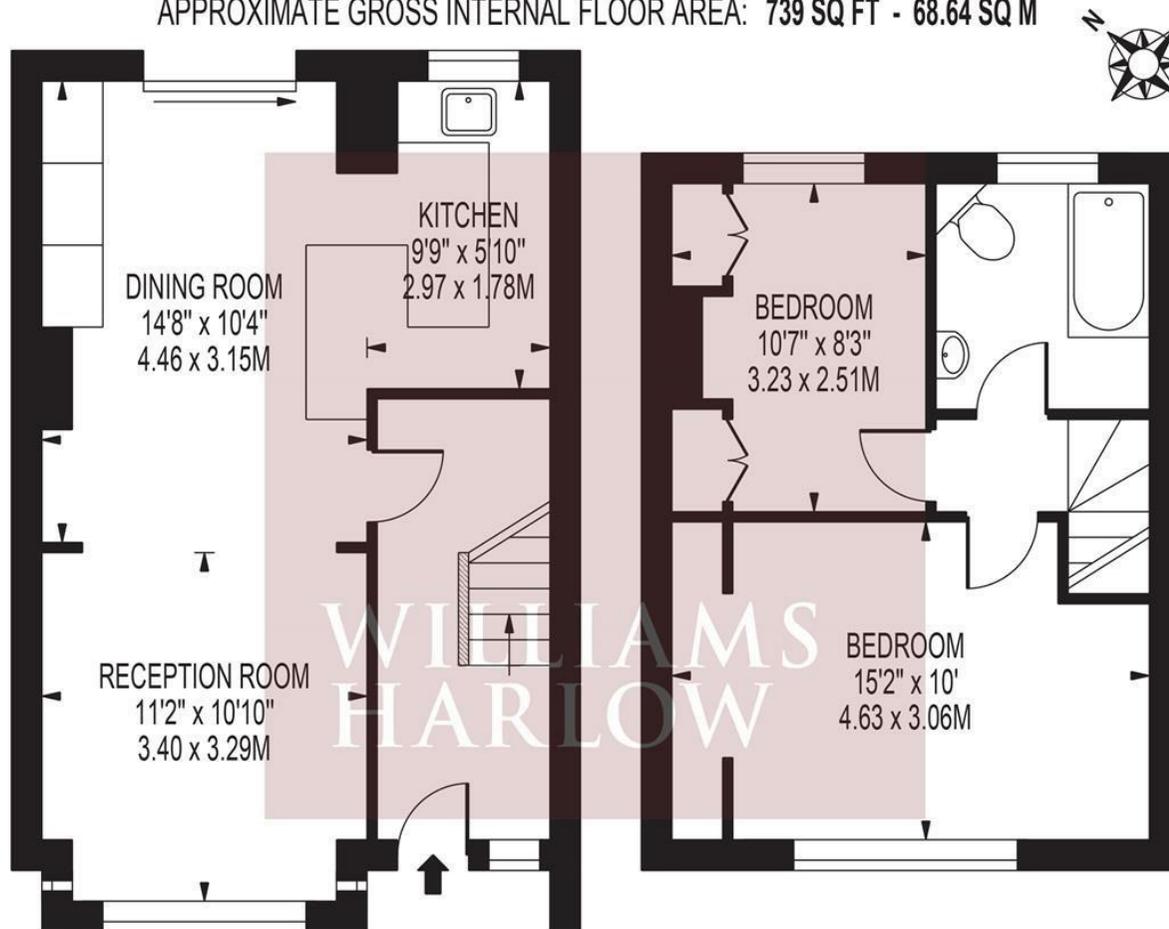
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## GANDER GREEN LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 739 SQ FT - 68.64 SQ M



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