



Gander Green Lane, Cheam,  
£537,500 - Freehold



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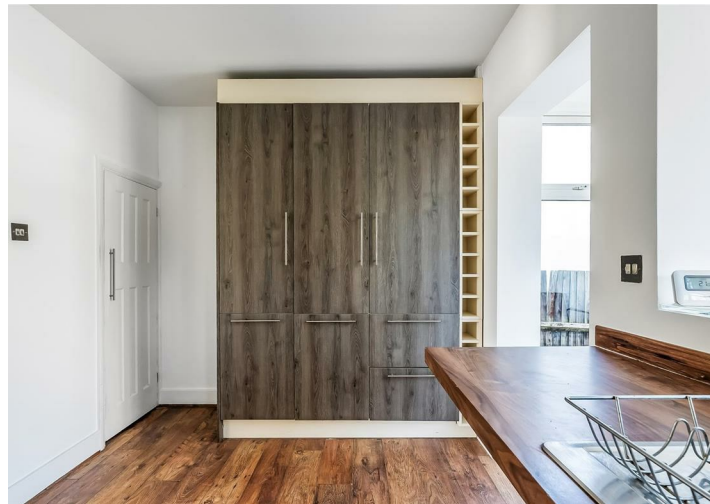


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**WILLIAMS  
HARLOW**











Williams Harlow Cheam - A three bedroom semi detached house in a highly sought after area; convenient for Cheam High and Cheam Fields schools. With the added benefit of two bathrooms and two reception rooms, busy families will relish busy mornings. Offered with an onward chain and ready to view.

## The Property

A straight forward semi detached house with the advantage of a loft conversion and a ground floor conservatory. The accommodation flows in the following order: porch, entrance hall with stairs to first floor and door to lounge, lounge, kitchen, conservatory to complete the ground floor. First floor, two double bedrooms and bathroom. Second floor, double bedroom and shower room. The rooms are spacious and the neutral décor leaves space for one's own taste to be easily implemented. The kitchen works well in conjunction with the conservatory and its likely the conservatory will act as the dining room with the kitchen opening into and over looking it. The house has some classic character architectural points such as bay window which ensure a handsome kerb appeal.

## Outside space

Two parking spaces to the front of the house are offered and aid convenience. Additionally there is a side access gate to the rear garden. The rear garden measures 98 ft in length and very uncomplicated. Decking off the house acts as hard standing for table and chairs which then steps down onto the lawn which extends to rear boundary. It helpful to note that the bottom boundary backs a service road for garages and it's likely that this garden used to have an original garage here.

## Local Area

The nearest train station is West Sutton (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.

## Why You Should View

This house offers impressive accommodation and value. The process is simplified by the no onward chain. If you wish to be close to transport and school options then view now.

## Features

Three Bedrooms - Two Bathrooms - Semi Detached - Side Access - Rear Access - Conservatory - Neutral Décor - Parking

## Benefits

Close To Cheam High - Close To West Sutton Train Station - Close to 93 Bus Route - No Onward Chain - Potential for Garage Or more OSP -

## 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

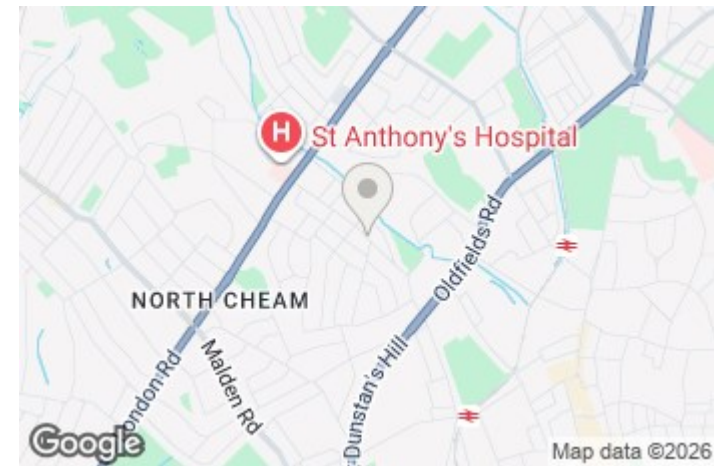
Cheam Train Station - London Victoria and London Bridge - Southern Service - circa 36 mins. Epsom - circa 7 mins.  
West Sutton Train Stn: Thames Link, Sutton to St Albans via City circa 40 mins  
Local Bus Routes:  
80 - Belmont Via Sutton to Morden Tube.  
413 - Morden to Sutton  
SL7 - Superloop bus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

## EPC And Council Tax

D and D

## 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.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.


cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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. (ID1291052)

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