



Gander Green Lane, Sutton, SMI 2EY  
Offers In Excess Of £400,000 - Freehold



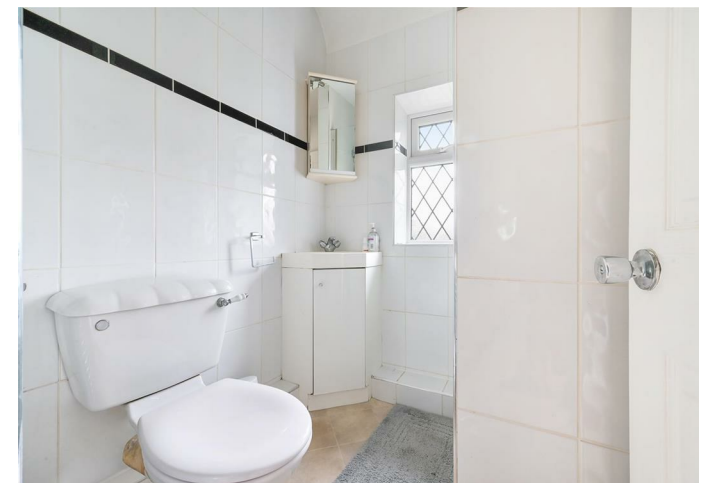
**WILLIAMS  
HARLOW**





Williams Harlow Cheam – Excellent value for money, this smart two bedroom semi detached house, close to a Thameslink train station and Cheam High school. The vendor has found an onward move and we expect the response to be high, call to arrange your viewing now.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	74	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





















## The Property

With a homely interior, the accommodation comprises, two bedrooms, lounge, kitchen dining room and upstairs shower room. With potential to extend evident for those who require more space.

## Outdoor Space

The rear garden is a real joy and measures just over 100ft in length. Its flat geography allows for ease of use. The frontage offers a driveway, and an access to the rear garden.

## The Area

The nearest train station is West Sutton (walkable in under 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

It is a great chance for buyers who seek the excellent local schools. The possibility of a freehold house with driveway and garden is very exciting.

## Vendor Comments

“The time has come to down size. The time spent living here has been wonderful and we will miss it but have wonderful memories of the family time spent here”

## Pointers

Two Bedrooms - Semi Detached - Walking Distance to Thameslink Train Stn – 100 Ft Rear Garden - Extension Potential STPP - Driveway - Close to Sutton United - EPC C - Council Tax D

## Local Schools

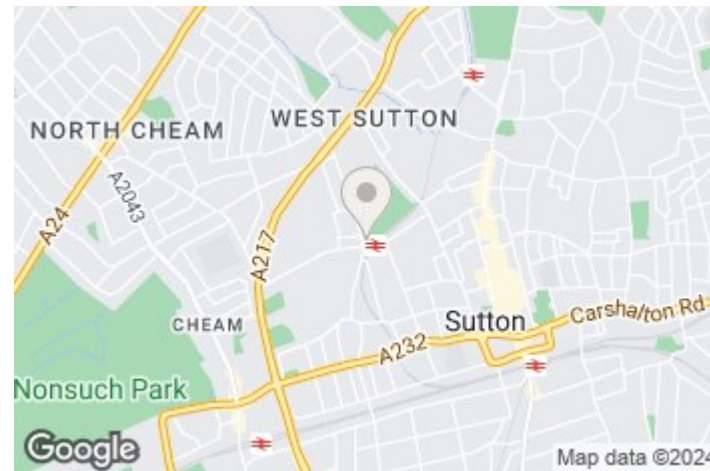
St Dunstan's - State- Mixed - Ages 5 - 11  
Homefield Prep - Fee - Boys - 3 - 13  
Sutton High - Girls - Fee - 3 - 18  
Nonsuch - Girls - Grammar - 11 - 19  
Cheam High - Mixed - State - 11 – 19

## 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

C and D





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## GANDER GREEN LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 748 SQ FT - 69.52 SQ M



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