



Guide Price
£550,000

Freehold

5x  2x  1x 

**Gander Green Lane,
Cheam, Sutton, Surrey,
SM3**

OVER 60?

Secure this property
for up to **59% less!**

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Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'0 x 11'9 (3.97m x 3.58m)

Dining Room: 13'3 x 10'3 (4.04m x 3.13m)

Kitchen: 7'9 x 6'9 (2.36m x 2.06m)

Utility Room: 7'3 x 4'3 (2.21m x 1.30m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'1 x 11'0 (3.99m x 3.36m)

Bedroom 2: 11'3 x 11'0 (3.43m x 3.36m)

Bedroom 5: 7'9 x 6'3 (2.36m x 1.91m)

Bathroom

SECOND FLOOR

Landing

Bedroom 3: 11'6 x 10'3 (3.51m x 3.13m)

En-Suite Shower Room

Bedroom 4: 16'0 x 7'0 (4.88m x 2.14m)

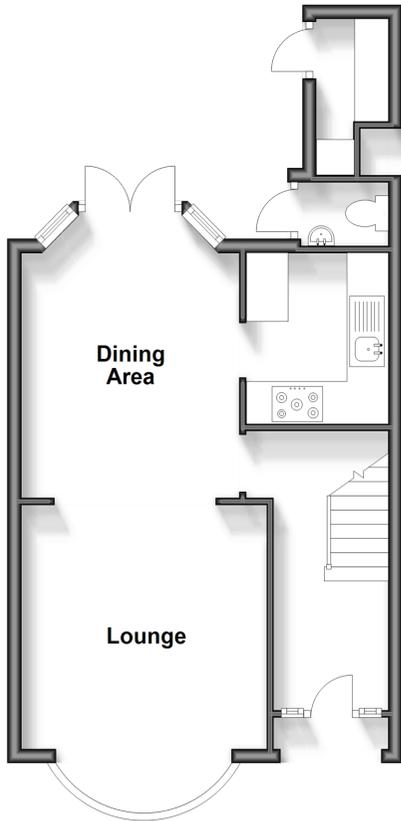
OUTSIDE

Front Garden

Rear Garden

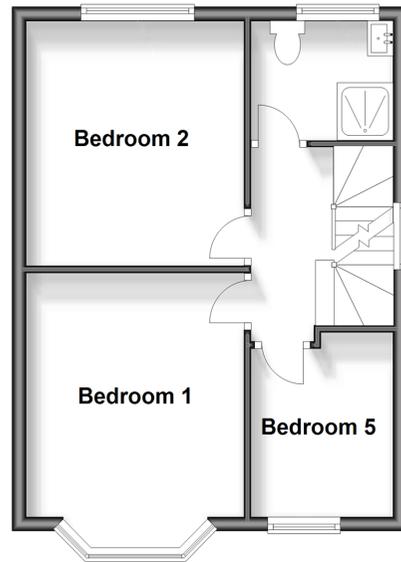
Ground Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



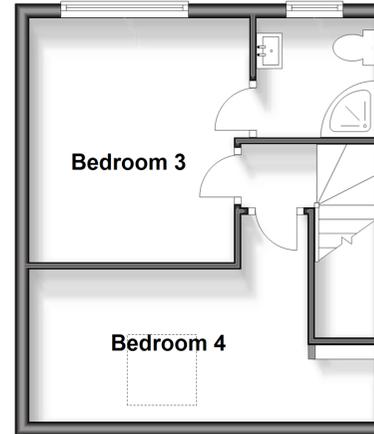
First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



Second Floor

Approx. 28.6 sq. metres (308.3 sq. feet)





Main features

- Potential to extend (subject to planning permission)
- Catchment area for Cheam Park Farm primary and Nonsuch school
- Walking distance to West Sutton station
- Summer house in garden with full electrics
- Boasting two bathrooms and downstairs cloakroom
- Spacious rooms throughout, ideal for families

Nearest Schools

Primary Schools: Cheam Park Farm Junior School 0.1 miles, Westbourne Primary 0.2 miles, Brookfield Primary 0.5 miles
Secondary Schools: Cheam High 0.5 miles, Glenthorne High 0.6 miles, Sutton High School 1.0 miles

Transport Information

Train Stations: West Sutton 0.5 miles, Sutton Common 0.5 miles, St Helier 1.2 miles

Address

Gander Green Lane, Cheam, Sutton, Surrey, SM3

Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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