



**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)

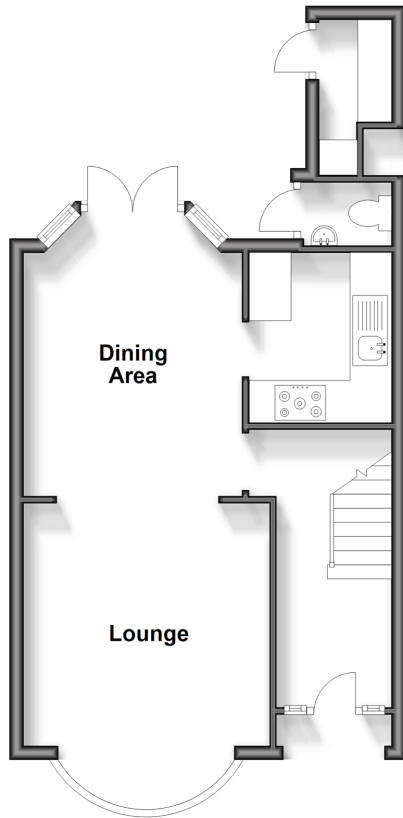
### OUTSIDE

Front Garden

Rear Garden

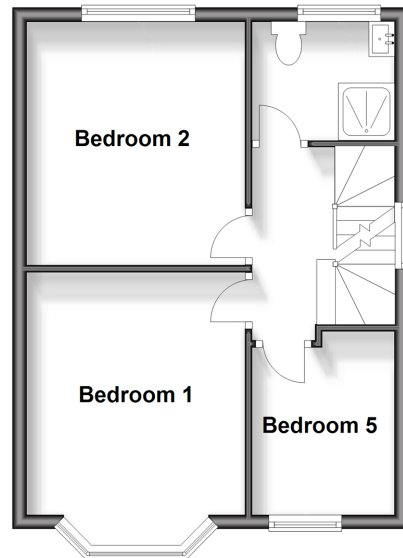
### Ground Floor

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



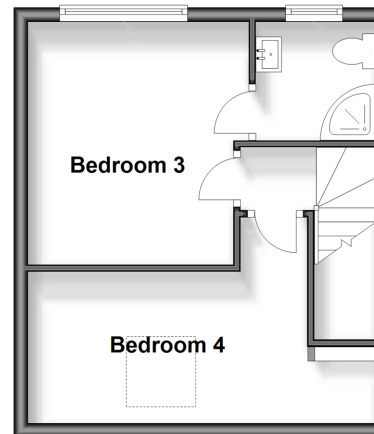
### First Floor

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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