259 Gander Green Lane, Sutton, SM1 2HD
£550,000 Freehold



PAUL GRAHAM
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DESCRIPTION

This charming and spacious three-bedroom family home is presented in excellent condition throughout, having been thoughtfully refurbished last year to include a newly fitted kitchen, new flooring and upgraded floor insulation. The property offers bright and well-balanced accommodation, with a welcoming front sitting room and a stunning open-plan kitchen/dining room to the rear, creating an ideal space for modern family living and entertaining. Externally, the home truly stands out with its beautifully landscaped westerly-facing garden, perfect for enjoying the afternoon and evening sun. To the rear of the garden is a substantial outbuilding and separate store, providing excellent versatility for home working, a gym, studio or additional storage. Further benefits include off-street parking and excellent potential to extend (STPP). Gander Green Lane is ideally positioned within easy reach of West Sutton station, offering convenient transport links into Central London and the surrounding areas. The property is also well located for a number of highly regarded local schools, including Cheam Park Farm Primary Academy, Cheam Fields Primary Academy and Westbourne Primary School, making it an excellent choice for families.





ROOMS

ENTRANCE HALL

SITTING ROOM 13' 8" x 11' 7" (4.17m x 3.53m)

KITCHEN/DINING ROOM 19' 4" x 11' 1" (5.89m x 3.38m)

BEDROOM 1 12' 10" x 11' 5" (3.91m x 3.48m)

BEDROOM 2 12' 10" x 11' 1" (3.91m x 3.38m)

BEDROOM 3 8' 0" x 5' 10" (2.44m x 1.78m)

BATHROOM

GARDEN 72' 3" x 20' 1" (22.02m x 6.12m)

OUTBUILDING 14' 2" x 13' 1" (4.32m x 3.99m)

SHED 14' 2" x 5' 10" (4.32m x 1.78m)

OFF-ROAD PARKING



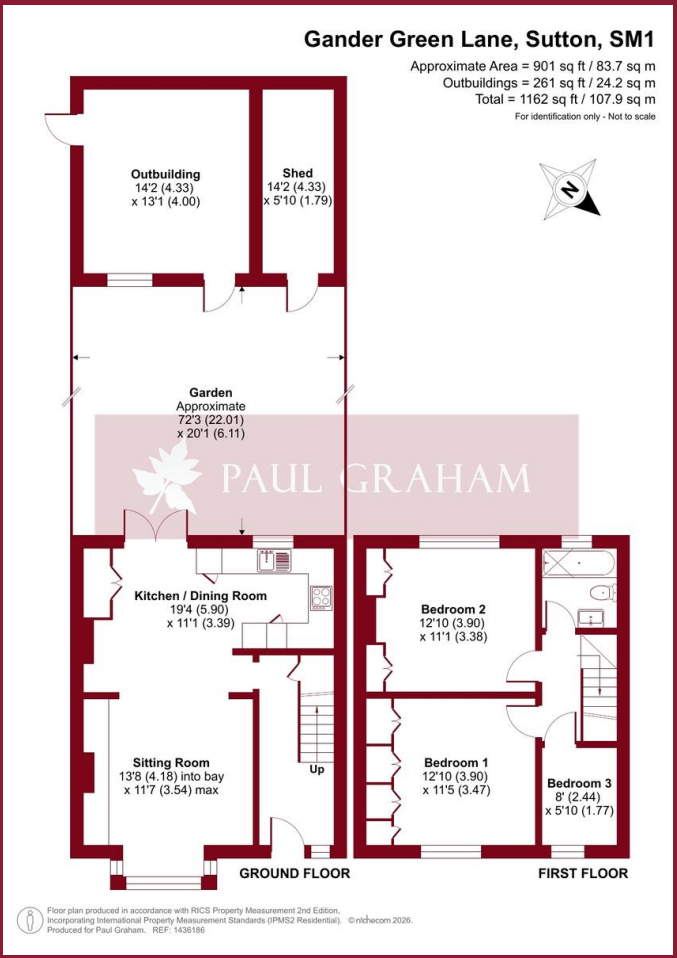


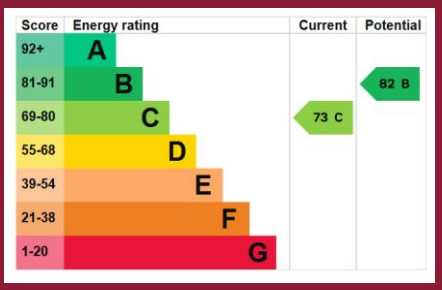


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FLOOR PLAN





IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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