



Gander Green Lane

Sutton, SM1 2EU

Offers in excess of £550,000


The local agent
thelocalagent.co.uk



105 Gander Green Lane, Sutton, Surrey, SM1 2EU

Offers in excess of £550,000

FULLY BOOKED

A spacious family home of approximately 1300 sq ft with loft conversion, close to schools, green space and transport links into London.

Accommodation comprises of three double bedrooms, two receptions, a large conservatory, fitted kitchen, study/dressing room and three bathrooms, one on each level with a luxury shower room en suite to main bedroom.

Outside there is a level Westerly facing garden with patio area and shared rear access, to the front there is a driveway providing off street parking for two cars. Other benefits include double glazing, gas central heating and potential for kitchen/diner if desired.

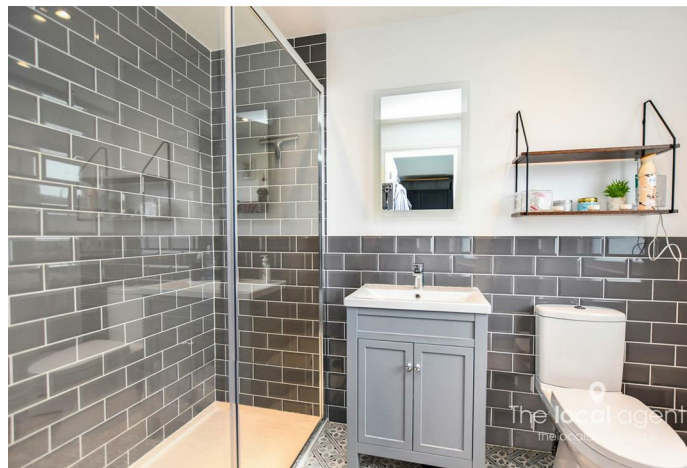
Property Features

Three Double Bedrooms
Three Bathrooms (one on each level)
Two Receptions Plus Study
Fitted Kitchen
Conservatory
Close To Train Station
Westerly Facing Garden
Off Street Parking For Two Cars
Luxury En Suite To Main Bedroom
DG & GCH

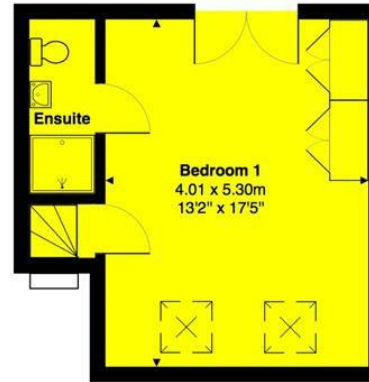
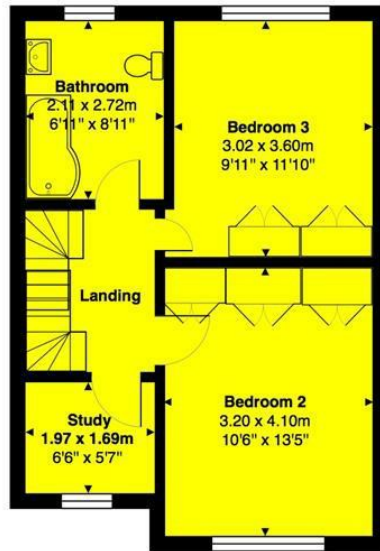
Council Tax Band: D
Tenure: Freehold
EPC Rating: D
Total approximate floor area: 1298.00 sq ft

Location

The property is situated within a two minute walk of West Sutton train station for links into central London, Robin Hood Infants School is 0.3 miles away, Sutton High School 0.5 miles, Cheam High is 0.9 miles and Sutton town centre or Cheam Village are within an easy walk.



Gander Green Lane, Sutton



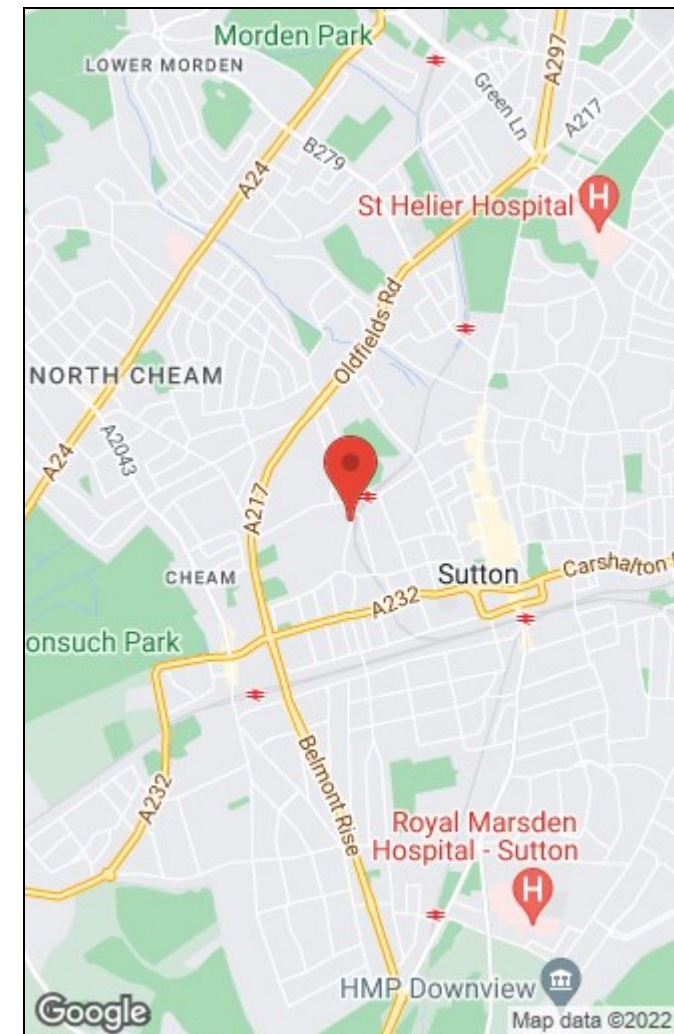
Total Area: 120.6 m² ... 1298 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate
Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

3 Ruxley Lane, Epsom, Surrey, KT19 0JB

telephone 020 8004 5252 | email sales@thelocalagent.co.uk