

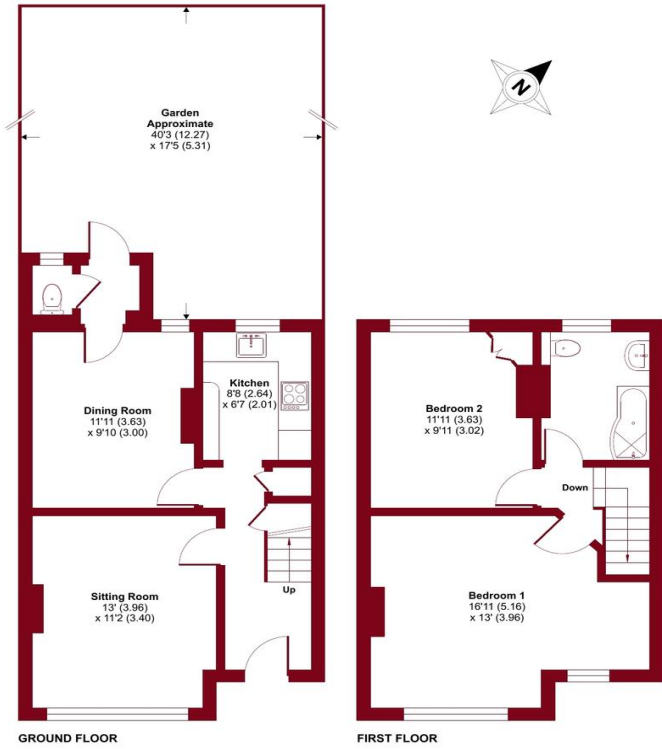


107 Gander Green Lane, Sutton, SM1 2EU | **Guide Price £450,000 Freehold**

Paul Graham are delighted to introduce this attractive two bedroom terraced house to the market, with no onward chain. The property boasts two reception rooms, a separate kitchen, a downstairs WC, two double bedrooms, a family bathroom, a private garden and off street parking for two cars. Situated in a highly convenient location, this property offers easy access to the diverse array of amenities found in both Sutton Town Centre and Cheam Village, including an abundance of shops, dining establishments, fitness centres, and various leisure options. In addition, well connected transport links make commuting a breeze, with West Sutton mainline railway station in close proximity, providing swift and efficient services into Central London.

Gander Green Lane, Sutton, SM1

Approximate Area = 855 sq ft / 79.4 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 13' 0" x 11' 2" (3.96m x 3.4m)

DINING ROOM 11' 11" x 9' 10" (3.63m x 3m)

KITCHEN 8' 8" x 6' 7" (2.64m x 2.01m)

WC

GARDEN

LANDING

BEDROOM 1 16' 11" x 13' 0" (5.16m x 3.96m)

BEDROOM 2 11' 11" x 9' 11" (3.63m x 3.02m)

BATHROOM

OFF ROAD PARKING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Paul Graham. REF: 1042205



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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