

Gander Green Lane

Sutton

In Excess of £750,000



# Gander Green Lane

## Sutton

- Semi Detached
- Four Double Bedrooms
- Open Plan Kitchen/Dining/Family Room
- Free Flowing Spacious Living Accommodation
- Sought After Location
- Great Transport Links to London
- Excellent Schools Position

Kaybridge Residential is delighted to present this stunning four-bedroom semi-detached family home, located on one of the most sought-after roads in the SMI area. Perfectly positioned between Worcester Park, North Cheam, and Morden, this property benefits from excellent transport links, with West Sutton station providing regular services to London in under thirty minutes. It is also conveniently located near a selection of well-regarded infant and junior schools, making it ideal for families.

The current owners have thoughtfully refurbished and extended the property, creating a beautifully designed kitchen/dining area at the rear. This space features bi-folding doors that open onto a private and secluded garden, perfect for family gatherings or quiet relaxation. The modern kitchen is complemented by a utility room with access to a ground floor WC, adding extra convenience.







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The ground floor flows effortlessly, offering two spacious reception rooms. The front reception room is bright and welcoming, with a bay window and a charming fireplace, creating the perfect setting for cozy evenings. The extended kitchen/dining area at the rear provides ample space for entertaining and family living.

Upstairs, you will find three well-appointed bedrooms, including two generous double bedrooms and a single, along with a family bathroom. The loft has been expertly converted into a luxurious master bedroom, complete with a Juliet balcony overlooking the garden and a private en-suite bathroom.

This property is perfect for a growing family seeking their forever home in a peaceful, residential area surrounded by leafy parks and outstanding schools.

Council Tax band: D

Tenure: Freehold

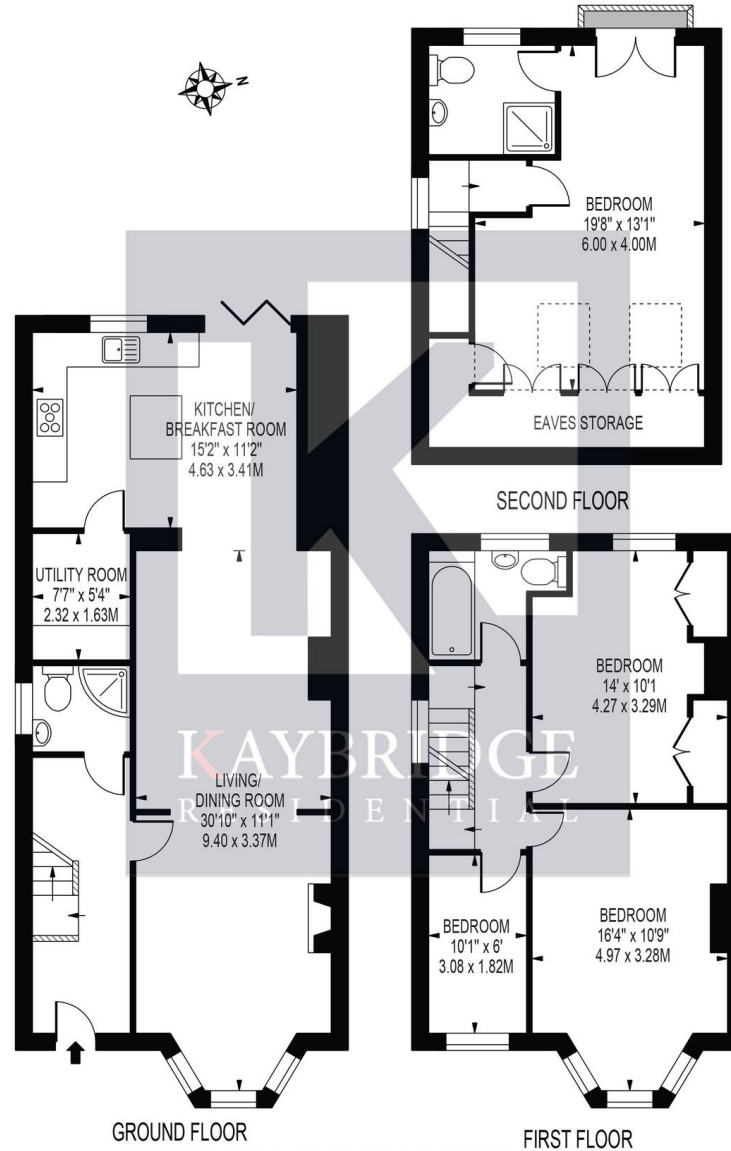






# GANDER GREEN LANE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1525 SQ FT - 141.64 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1453 SQ FT - 134.99 SQ M  
(EXCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.





## Kaybridge Residential Epsom

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