



GANDER GREEN LANE, CHEAM, SUTTON

Would you like to own a piece of local history? Beautiful character cottage with 2 double bedrooms available in Sutton. Highly sought after location. Character building with original features that have been lovingly restored.

£495,000 Freehold | Must See 2 Bed House





Hallways are delighted to present this 2-bedroom home in Sutton, just 1 mile from West Sutton Train Station which takes you to central London in less than an hour. There are a number of wonderful green spaces nearby, including the stunning Nonsuch Park.

This property's charm is evident upon its approach where you will notice that it is a pretty cottage on a terrace of just three properties. The front garden has mature trees and shrubs which provide privacy from the street.

The ground floor comprises an open-plan living/ dining area with large windows and original fire places which add character to the otherwise neutrally-decorated space. The separate kitchen is bright and modern and has plenty of storage space. This kitchen leads to a lovely conservatory and garden. Astroturf in the garden means that it is extremely low maintenance.

Upstairs, there are 2 double bedrooms, both pleasantly-decorated and with fitted wardrobes. This continues in the upstairs family bathroom, meaning that this home is ready to be moved into and perfect for a couple or small family. There is also a garage and off-street parking.

This property is a character building built in the early 1900s; there are two original fireplaces, one in the lounge and the second in the dining area, and the original bread oven, both lovingly restored. Recognised for its special place in history, the local council have recorded this property as 'of historical interest'.

The house has off-street parking for three vehicles. Two at the front and a second driveway at the rear of the property provide parking for a third vehicle. Access to the rear garden and garage can be gained from this second driveway.

This house is an ideal choice for families with children due to its proximity to school catchment of: Cheam Park Farm, Nonsuch Girls, Cheam High School, Glenthorne High, Sutton Grammar School, Cheam Park Farm and St Cecelia's - a number of which are rated outstanding by Ofsted.

Additionally, its location provides convenient access to local shops, supermarkets, restaurants in North Cheam, Cheam Village and Sutton High Street. There are also multiple transportation options, including frequent services to London. This combination of amenities and connectivity make this home a must see.

Take a tour with our exclusive 3D VR file and make contact to book your viewing. hello@hallwaysproperty.uk

Council Tax Band: D (LB Sutton)

Tenure: Freehold

- Pretty Terraced House
- 2 Double Bedrooms
- Quiet residential area
- Off Street Parking
- Open plan lounge and living room
- Cottage Kitchen
- Conservatory
- Lots of Natural Light
- Lots of Storage
- Garage





Ground Floor



Approximate total area**

Reduced measurement

100 sqm

100 sqm

100 sqm

100 sqm

100 sqm

100 sqm

100 sqm



First Floor



Approximate total area**

Reduced measurement

100 sqm

100 sqm

100 sqm

100 sqm

100 sqm

100 sqm



Ground Floor



First Floor



Approximate total area**

Reduced measurement

100 sqm

100 sqm

100 sqm

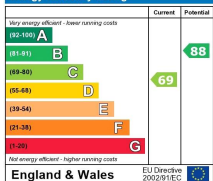
100 sqm

100 sqm

100 sqm

100 sqm

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only

Hallways Property

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.