



An extended three double bedroom Edwardian semi detached family home

Gander Green Lane, Sutton, SM1 2EU, £675,000 Freehold

BURN – AND – WARNE

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Burn and Warne are delighted to present this simply stunning, extended Edwardian semi-detached family home, offering exquisite accommodation arranged over two floors and ideally located for excellent transport links and highly regarded local schools.

The Property-This beautifully presented Edwardian home offers three generous double bedrooms, with the impressive master bedroom measuring 17'11 x 14'1 and providing excellent potential to create a fourth bedroom or an en-suite if desired. Bedroom two measures 12'4 x 11'4, bedroom three 11'6 x 9'8, and the first floor is completed by a modern family bathroom.

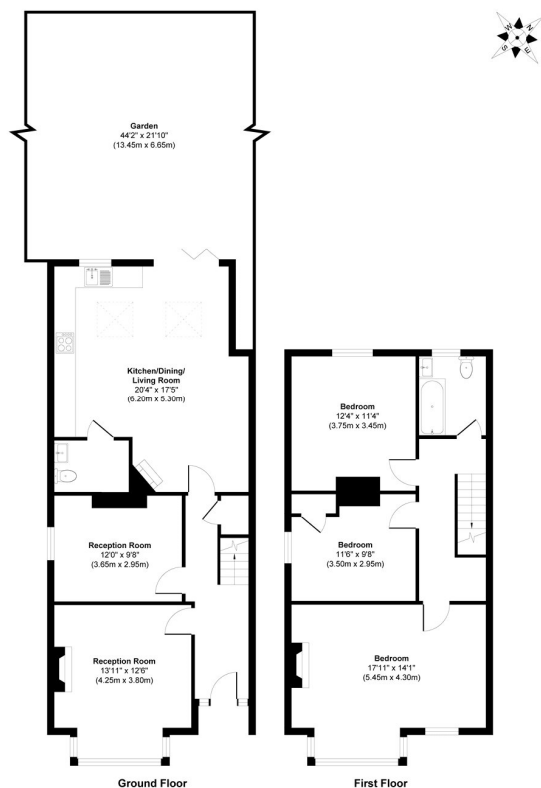
The ground floor accommodation is superb, highlighted by the impressive 20'4 x 17'5 kitchen/family room, constructed in 2016, featuring granite worktops, integrated appliances and bi-fold doors opening directly onto the 45' west-facing rear garden. There are two elegant reception rooms, both retaining period fireplaces, comprising a 13'11 x 12'6 lounge and a 12'0 x 9'8 dining room, along with the added benefit of a downstairs WC and utility room.

Key Features-Gas central heating -Double glazing-Tiled and wooden flooring to the ground floor-Retained period features and fireplaces-Downstairs WC / utility room-First floor family bathroom-Off-road parking for two vehicles-45'0 west-facing garden

Location-Conveniently situated for West Sutton and Sutton mainline train stations, the property is also within easy walking distance of Sutton High School and Homefield Preparatory School, making it ideal for families.







Gander Green Lane, Sutton SM1
Approx. Gross Internal Area 1410 sq. ft / 130.99 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media-www.armedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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