





HAMILTON AVENUE, CHEAM, SUTTON, SM3

£475,000 FREEHOLD

A LOVELY THREE-BEDROOM FAMILY HOME FEATURING OFF-STREET PARKING AND A CIRCA 50FT REAR GARDEN SITUATED CLOSE TO SEVERAL WELL-REGARDED SCHOOLS

Winkworth

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AT A GLANCE

- No Onward Chain
- Three-Bedroom Family Home
- Spacious Living Room & Dining Room
- Fitted Kitchen
- Circa 50ft Rear Garden
- Downstairs Bathroom With Separate Shower
- Close to Numerous Transport Links
- Easy Reach of Well-Regarded Schools
- Scope To Extend STPP

DESCRIPTION

Situated in a popular residential road in Cheam, this three-bedroom family home offers spacious and versatile accommodation, off-street parking and a generous 50ft rear garden, making it an excellent opportunity for families and buyers looking to create their ideal home.

The ground floor features an entrance hall leading into a spacious, living and dining room, providing excellent space for both everyday family living and entertaining. A feature fireplace creates an attractive focal point, whilst large windows allow plenty of natural light throughout. To the rear, a separate fitted kitchen provides direct access to the garden, complemented by a generously sized downstairs family bathroom featuring both a bath and separate shower. Upstairs, the accommodation comprises three bedrooms.

Externally, the property benefits from off-street parking to the front and a delightful approximately 50ft rear garden, which enjoys a good degree of privacy.

The location is particularly convenient for families, with several well-regarded schools nearby, alongside local shops, supermarkets and amenities in North Cheam and Cheam Village. Excellent transport connections include West Sutton train station, providing services towards central London, whilst the nearby 93 bus route offers convenient access to Morden Underground Station and the Northern Line.

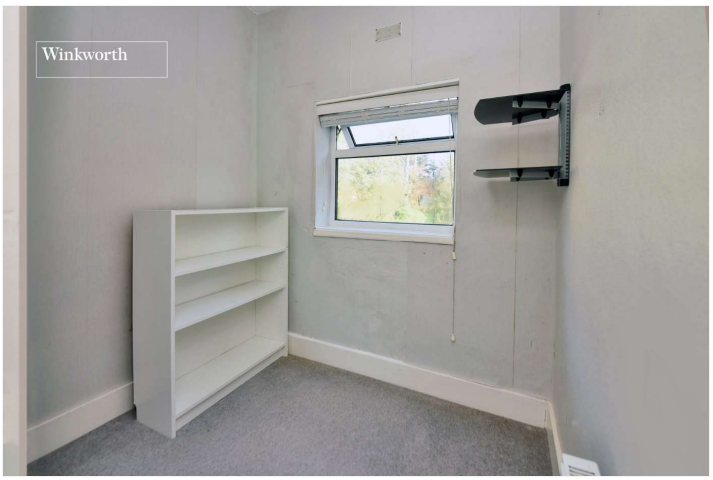
Offering approximately 775 sq. ft. of accommodation, this property presents an exciting opportunity for buyers seeking a well-located family home with scope for personalisation.











ACCOMMODATION

Living Room - 12'8" x 11'5" max (3.86m x 3.48m max)

Dining Room - 14'3" x 8' max (4.34m x 2.44m max)

Kitchen - 12'5" x 7'4" max (3.78m x 2.24m max)

Downstairs Bathroom - 10' x 5'7" max (3.05m x 1.7m max)

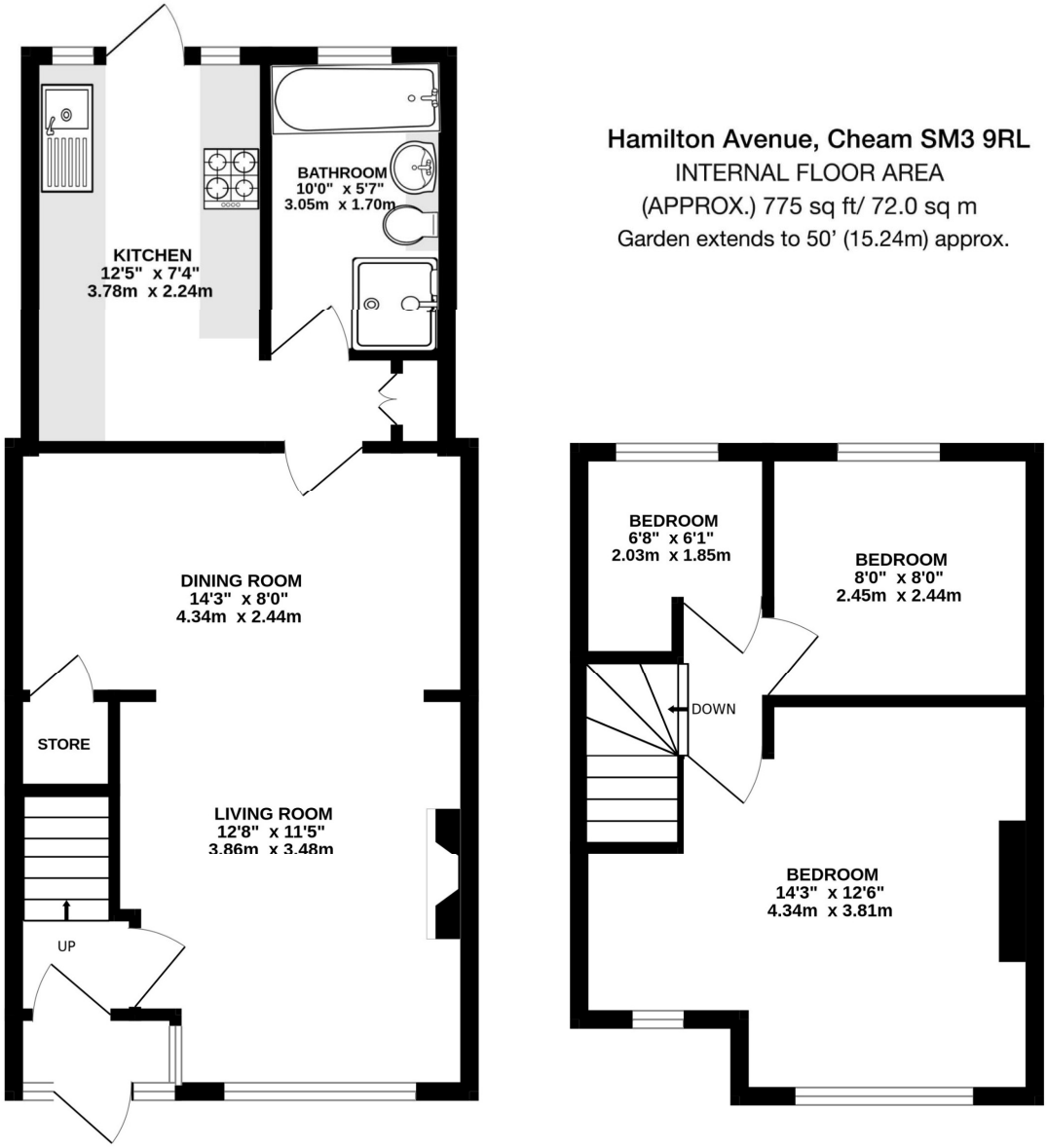
Bedroom - 14'3" x 12'6" max (4.34m x 3.8m max)

Bedroom - 8' x 8' max (2.44m x 2.44m max)

Bedroom - 6'8" x 6'1"max (2.03m x 1.85mmax)

Garden - Approx. 50ft





Hamilton Avenue, Cheam SM3 9RL

INTERNAL FLOOR AREA

(APPROX.) 775 sq ft/ 72.0 sq m

Garden extends to 50' (15.24m) approx.

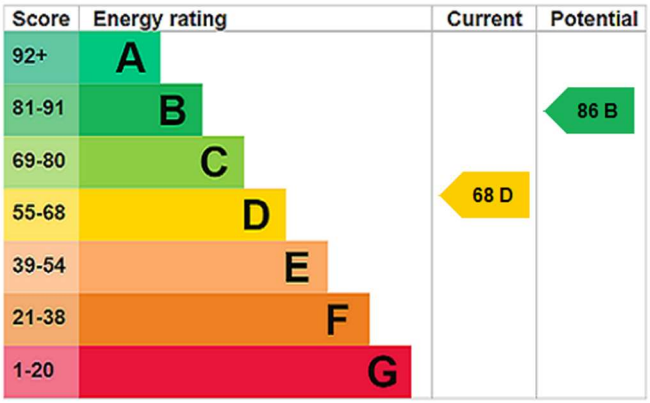
GROUND FLOOR

FIRST FLOOR

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