



ST. JAMES AVENUE, SUTTON, SM1
£750,000 FREEHOLD

**A SUBSTANTIAL FAMILY HOME SHOWCASING
BEAUTIFUL PERIOD FEATURES ALONGSIDE
CONVENIENT CONTEMPORARY DESIGN**

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- 5 Bedrooms
- Spacious Living Room
- Large Kitchen/Dining Room
- Utility Room
- Cloakroom/WC
- Family Bathroom plus En-Suite
- Garden Approx. 50ft
- Walking Distance of Train Station
- Local Grammar Schools
- Close to Sutton and Cheam
- Council Tax Band E
- EPC Rating D

DESCRIPTION

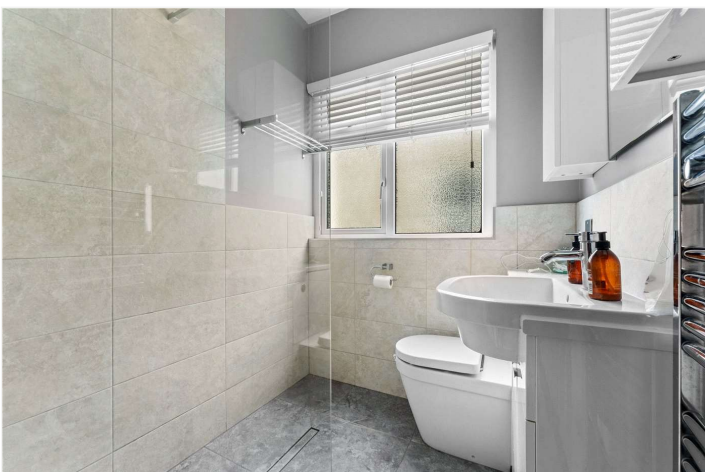
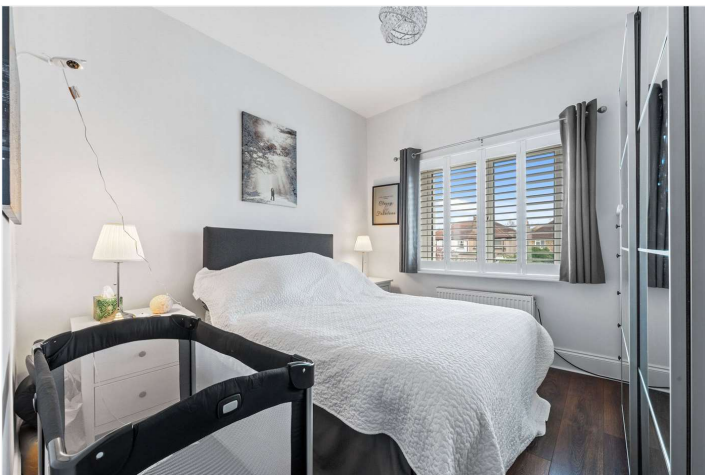
A beautifully presented five bedroom period property featuring a stunning open-plan kitchen/dining room, large second floor bedroom with en-suite bathroom, landscaped westerly aspect garden and a location within walking distance of West Sutton train station.

The accommodation comprises four double bedrooms, one good sized single bedroom, a large front living room, spacious kitchen/dining room, utility room, cloakroom/WC, family bathroom and en-suite bathroom.

It is clear that the remodeling of the house has been thoughtfully considered to create a home which caters perfectly for modern family life; this is particularly evident in the contemporary kitchen/dining room with its separate zones for dining and entertaining, and in the spacious bedroom on the second floor with its full en-suite bathroom and Juliet balcony. The house also has a lovely light ambiance created and enhanced by the high ceilings, large windows and neutral décor palette.

Externally, the rear garden is laid to lawn with a large area of patio off the back of the house. The addition of a summerhouse used as a games room at the end of the garden, and the high surrounding fencing for privacy, create the ideal outside space for socializing. To the front, the driveway is lined by attractive hedging and provides ample off-street parking.

Locally, Sutton and Cheam provide a wide range of amenities including shops, restaurants, leisure facilities and well-regarded education opportunities such as Sutton Grammar for Boys and Nonsuch High School for Girls. Commuters have a choice of train stations at West Sutton, Sutton and Cheam all serving central London, plus an express bus service via Cheam and Sutton towards Heathrow, Croydon and Kingston-upon-Thames.



ACCOMMODATION

Entrance Porch

Entrance Hall

Living Room - 14'9" x 13'1" max (4.5m x 4m max)

Kitchen/Dining Room - 19'2" x 15'1" max (5.84m x 4.6m max)

Utility Room - 7'10" x 4'5" max (2.4m x 1.35m max)

Cloakroom/WC

Bedroom - 12'2" x 11'6" max (3.7m x 3.5m max)

Bedroom - 11'6" x 9'6" max (3.5m x 2.9m max)

Bedroom - 9'8" x 9' max (2.95m x 2.74m max)

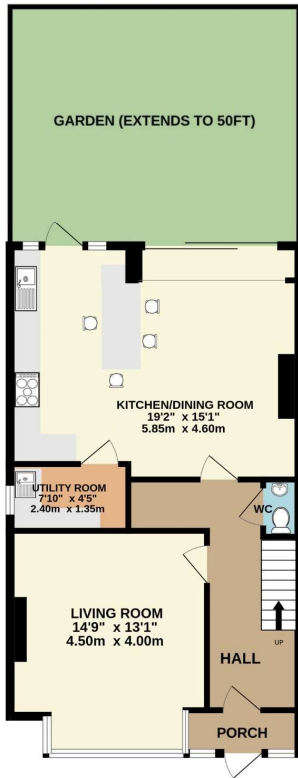
Bedroom - 8' x 6'7" max (2.44m x 2m max)

Bedroom with Juliet Balcony - 19'4" x 19'1" max (5.9m x 5.82m max)

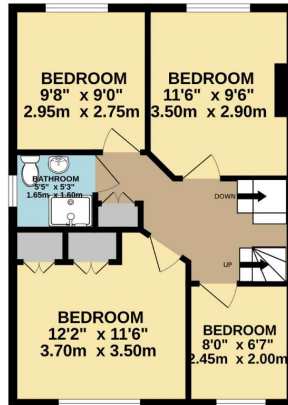
En-Suite Bathroom - 8'2" x 5'5" max (2.5m x 1.65m max)

Garden - Approx. 50ft

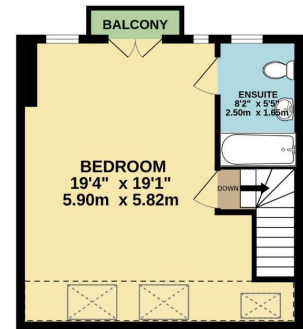
GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



Winkworth

TOTAL FLOOR AREA: 1482 sq.ft. (137.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.