



**THE MAISONETTES, ALBERTA AVENUE, CHEAM, SUTTON, SM1
£315,000 LEASEHOLD**

**A SUPERB GROUND FLOOR MAISONETTE SITUATED
APPROX. 0.3MILE WALK FROM WEST SUTTON STATION
FEATURING TWO PRIVATE GARDENS**

Winkworth

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See things differently



AT A GLANCE

- Ground Floor Maisonette
- Two Double Bedrooms
- Modern Bathroom
- Kitchen with Direct Access to Garden
- Two Private Gardens
- Entrance Hall
- Living/Dining Room
- Parking on Alberta Avenue
- 0.3mile Walk Approx. West Sutton Station
- Close to Several Well-Regarded Schools

DESCRIPTION

A well-presented two double bedroom ground floor maisonette featuring two private gardens set within easy reach of Cheam Village, with its wide range of shops, restaurants and amenities including Cheam train station which provides fast and frequent services to Central London.

The accommodation comprises an entrance hall, a spacious living/dining room, a modern fitted kitchen with door leading direct to the rear garden, two well-proportioned double bedrooms and a contemporary style bathroom.

Externally the property is situated within well maintained shared grounds and benefits from two private gardens, one of which is accessed directly from the property, and a brick built external storage shed.

Locally, the property is set within walking distance of Perrett's field, and is within easy reach of leisure centres, numerous parks, Sutton town centre which offers extensive shopping and a variety of gyms. Commuters will have the choice of West Sutton train station approx. 0.3mile Walk from the property, Cheam station, approx. 0.9mile walk and bus routes to surrounding areas. Families seeking well-regarded education will benefit from the nearby Homefield Preparatory School, Cheam Fields Primary and Cheam High School.

No onward chain.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 12' x 12' (3.66m x 3.66m)

Kitchen - 8'5" x 7'6" (2.57m x 2.29m)

Bedroom 1 - 12'2" x 11' (3.7m x 3.35m)

Bedroom 2 - 12' x 9'10" (3.66m x 3m)

Bathroom

Garden - 33 x 15

Garden 2 - 32' x 11' (9.75m x 3.35m)

Shed - 6' x 3' (1.83m x 0.91m)

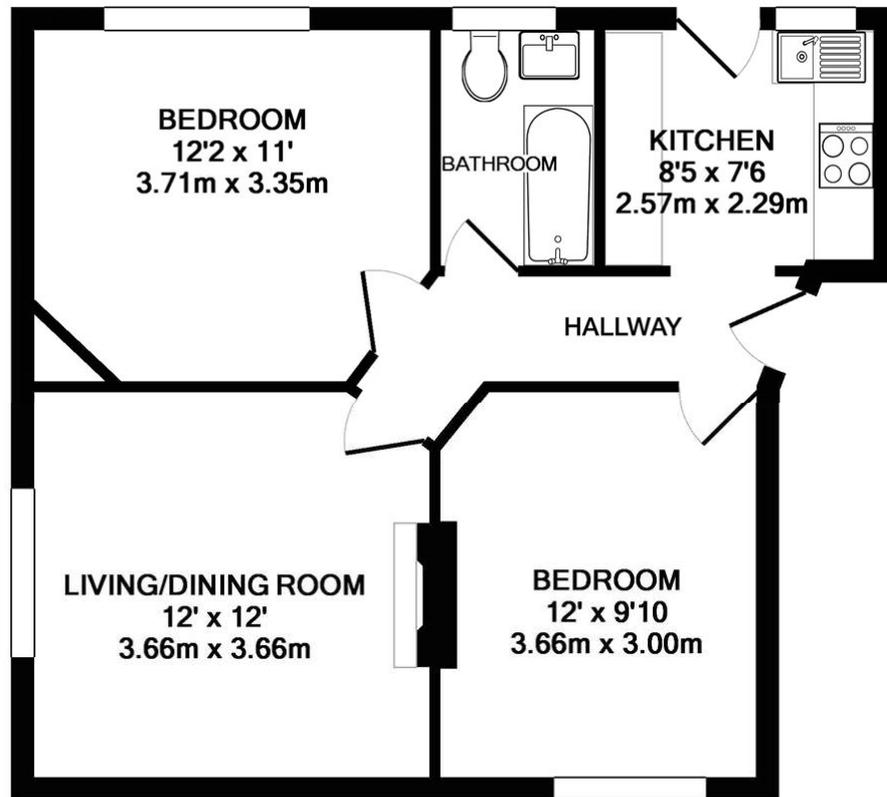


The Maisonettes, Alberta Avenue SM1 2LQ

INTERNAL FLOOR AREA (APPROX.) 535 sq ft/ 49.5 sq m

Side Garden extends to 33' x 15' (10.05m x 4.57m)

Rear Garden extends to 32' x 11' (9.75m x 3.35m)



GROUND FLOOR GARDEN FLAT

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2017.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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