



Winkworth



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HAMILTON AVENUE, CHEAM, SUTTON, SM3

£599,950 FREEHOLD

A BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME FEATURING SPACIOUS ROOM SIZES THROUGHOUT AND IDEALLY LOCATED CLOSE TO SEVERAL WELL-REGARDED SCHOOLS



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See things differently



AT A GLANCE

- 3 Bedrooms
- Entrance Porch
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Garage
- Garden approx. 66ft
- Off Street Parking
- Close to Several Transport Links
- Council Tax Band D
- EPC Rating D

DESCRIPTION

A beautifully presented, three bedroom semi-detached family home featuring spacious room sizes throughout, off street parking and a good sized rear garden.

The property is located close to several well-regarded schools including Cheam Park Farm Primary Academy, Westbourne Primary School, and Cheam High School. The area benefits from an abundance of amenities such as Cheam Village with its many bars and restaurants, Sutton town centre with its variety of shops, Cheam leisure centre and several parks including the nearby Hamilton Avenue Recreation Ground. Commuters have the choice of a short bus ride to Morden Underground station and Sutton Common and West Sutton train stations.

Accommodation comprises useful entrance porch, large living room with feature fireplace and bay window, dining room with double doors onto the rear garden, a modern fitted kitchen, three well-proportioned bedrooms and a good-sized family bathroom with shower.

Externally, the property benefits from a well-kept rear garden with a large patio area ideal for outside dining and socialising and a well-maintained lawn area. To the front of the property, a driveway provides ample off-street parking and gives access to the shared drive to the garage.

The current owners have advised of some recent renovation works including a new roof and new double-glazing windows to the front of the property.

The property offers significant scope for extension, subject to the usual planning consents.



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ACCOMMODATION

Entrance Porch

Living Room - 14'7" x 12'6" Max (4.45m x 3.8m Max)

Dining Room - 12'6" x 11' Max (3.8m x 3.35m Max)

Kitchen - 9'7" x 7'5" Max (2.92m x 2.26m Max)

Bedroom - 8'5" x 7'7" (2.57m x 2.3m)

Bedroom - 14'11" x 11'2" Max (4.55m x 3.4m Max)

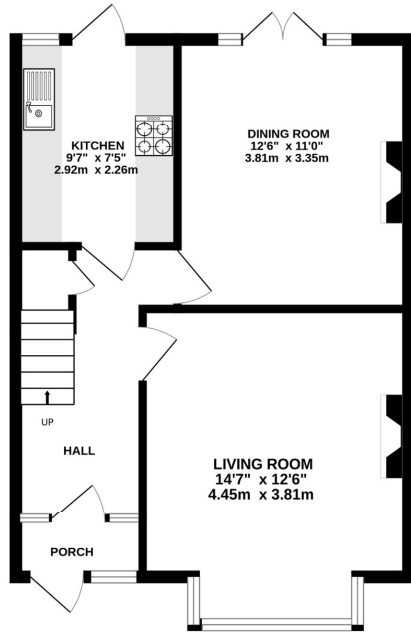
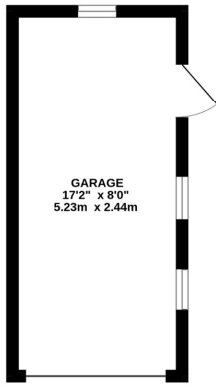
Bedroom - 12'8" x 11'2" Max (3.86m x 3.4m Max)

Bathroom - 9'3" x 7'6" Max (2.82m x 2.29m Max)

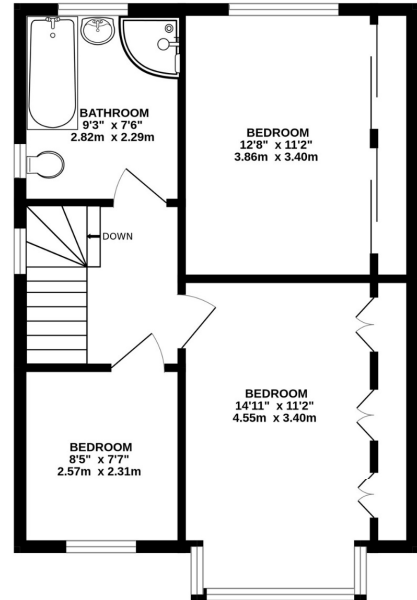
Garage - 17'2" x 8' (5.23m x 2.44m)

Driveway

Hamilton Avenue, Cheam SM3 9DT
 INTERNAL FLOOR AREA (APPROX.) 1112 sq ft/ 103.3 sq m
 Garden extends to 66' (20.1m) approx.



GROUND FLOOR



FIRST FLOOR

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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 © 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		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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