



## HAMILTON AVENUE, CHEAM, SUTTON, SM3

**£700,000 FREEHOLD**

A SUBSTANTIALLY EXTENDED FAMILY HOME FEATURING FIVE DOUBLE BEDROOMS, A LARGE SOUTHERLY ASPECT REAR GARDEN AND A LOCATION CLOSE TO VARIOUS SCHOOLS AND TRANSPORT LINKS

**Winkworth**

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## AT A GLANCE

- No Onward Chain
- 5 Bedrooms
- Spacious Living Room
- Dining Room
- Modern Fitted Kitchen
- Conservatory
- Utility Room with WC
- Family Bathroom
- En-Suite Shower Room
- Garden Approx. 60ft
- Close to Well-Regarded Local Schools
- Nearby Bus Service to Morden
- Council Tax Band D
- EPC Rating D

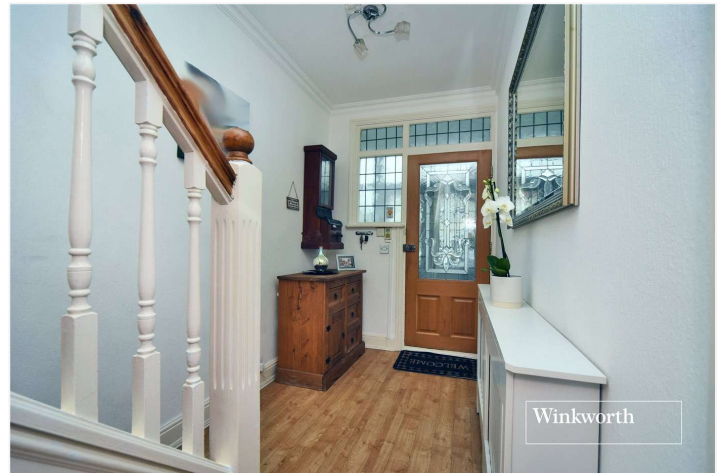
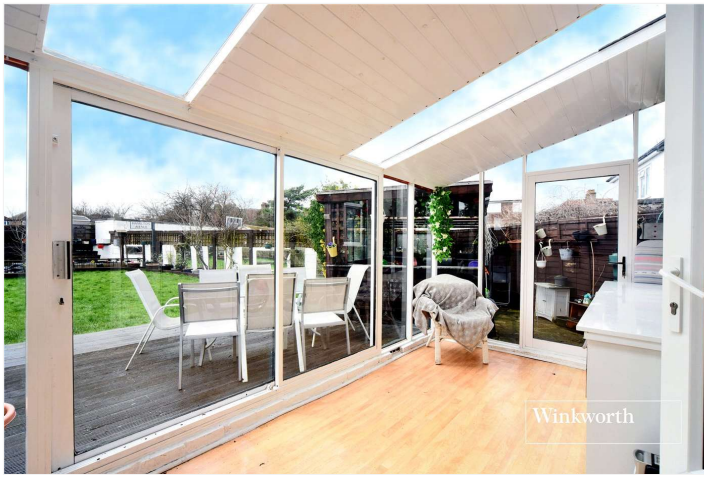
## DESCRIPTION

A spacious five double bedroom, two bathroom, semi-detached family home situated in a popular area ideal for families and commuters. Local schools include Cheam Park Farm Primary Academy, St Cecilia's Catholic Primary and Cheam High School. Nearby bus routes provide easy access to Cheam and Sutton both of which offer grammar schools, a variety of shops and restaurants and train stations into central London. Further train stations can be found just under a mile away at Sutton Common and West Sutton, whilst Morden has a Northern Line tube station and Worcester Park offers a Zone 4 commuter train service.

The house has further scope for extension into the garage if desired (subject to the usual consents) although currently offers abundant living space including living room, dining room, conservatory, kitchen, utility room, downstairs WC, four double bedrooms on the first floor plus the family bathroom and, on the second floor, a spacious principle suite with en-suite shower and dressing room.

Externally, the southerly aspect rear garden extends to approx. 60ft and is mainly laid to lawn with a decked terrace off the back of the house where the owners have installed a gazebo, ideal for outside dining and socializing. To the front the driveway is paved and provides ample off street parking.





## ACCOMMODATION

### Entrance Hall

**Living Room** - 14'11" x 12'3" max (4.55m x 3.73m max)

**Dining Room** - 13'3" x 10'7" max (4.04m x 3.23m max)

**Conservatory** - 16'6" x 8' max (5.03m x 2.44m max)

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

**Utility Room/WC** - 11'11" x 7'10" max (3.63m x 2.4m max)

**Bedroom with Shower** - 25'3" x 8'6" max (7.7m x 2.6m max)

**Bedroom** - 15'5" x 11'1" max (4.7m x 3.38m max)

**Bedroom** - 12'3" x 11'1" max (3.73m x 3.38m max)

**Bedroom** - 9'7" x 7' max (2.92m x 2.13m max)

**Bedroom** - 24'1" x 18'4" max (7.34m x 5.6m max)

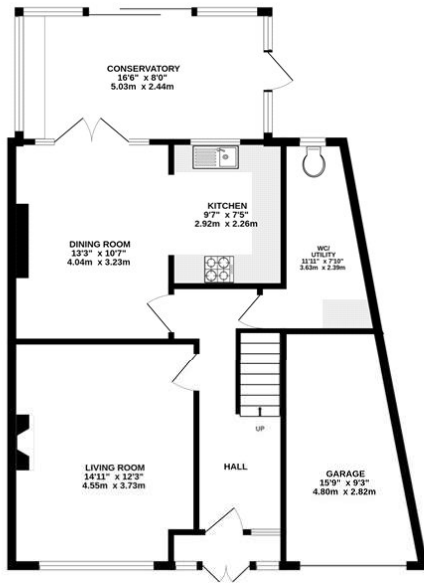
### En-Suite Shower/WC

**Dressing Room** - 6'5" x 6'2" max (1.96m x 1.88m max)

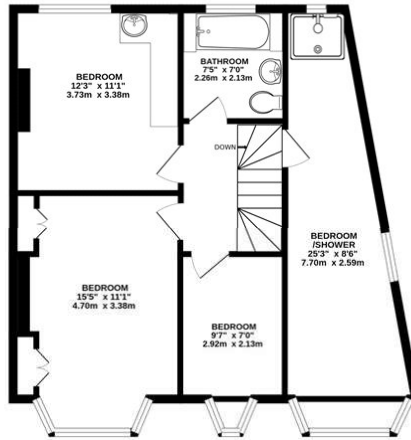
**Garage** - 15'9" x 9'3" max (4.8m x 2.82m max)

**Garden** - Approx. 60ft

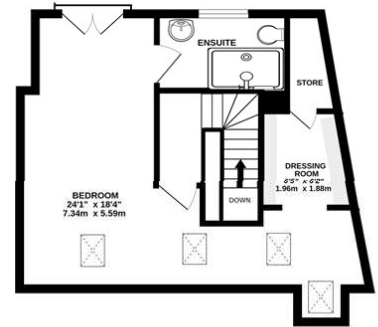
Hamilton Avenue, Cheam SM3 9EA  
INTERNAL FLOOR AREA (APPROX.) 1894 sq ft/ 176.0 sq m  
Garden extends to 60' (18.28m) approx.



GROUND FLOOR



FIRST FLOOR

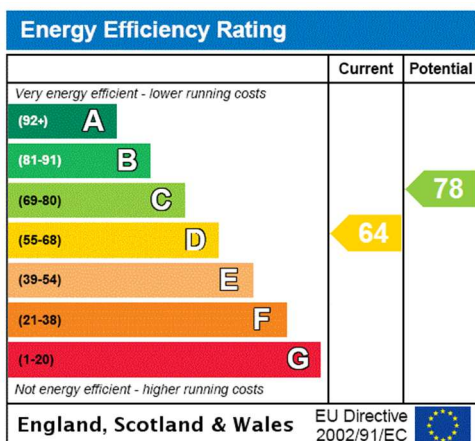


SECOND FLOOR

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