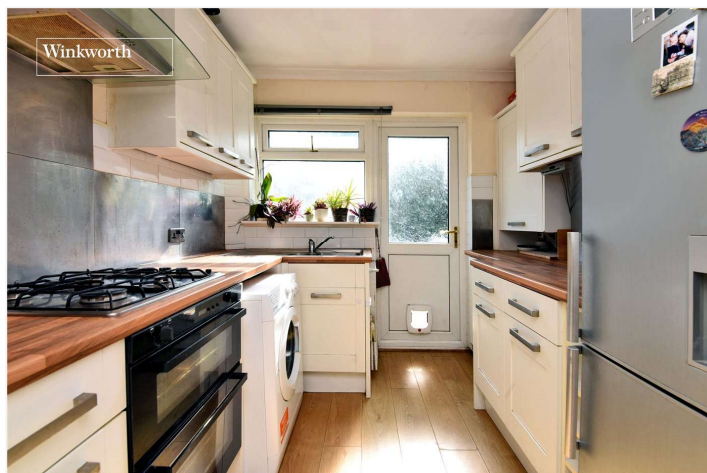




**THE MAISONETTES, ALBERTA AVENUE, CHEAM, SUTTON, SM1
£280,000 LEASEHOLD**

**SPACIOUS TWO DOUBLE BEDROOM MAISONETTE
WITH PRIVATE GARDEN, LONG LEASE, CONVENIENT
LOCATION AND NO CHAIN**

Winkworth

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winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- First Floor Flat
- Two Double Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Modern Bathroom
- Private Storage Locker
- Garden approx. 27ft
- West Sutton Train Station
- Well-regarded Schools

DESCRIPTION

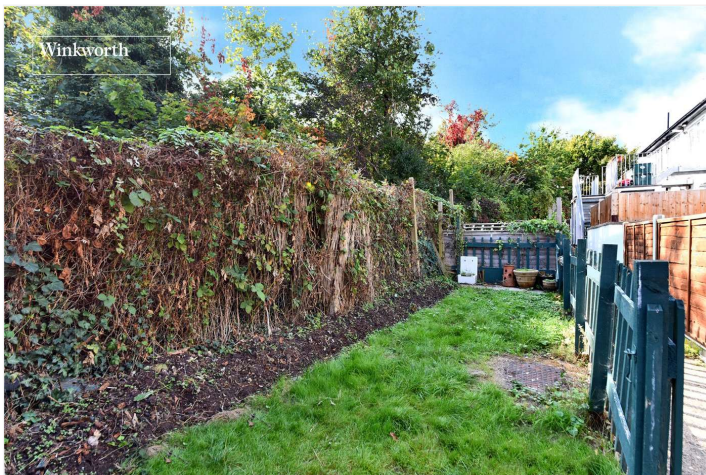
Set within a popular residential area, this spacious two double bedroom first floor maisonette enjoys well-proportioned accommodation, its own private rear garden and a highly convenient location within easy reach of Cheam Village.

The property offers approximately 570 sq ft of accommodation including a generous living/dining room which benefits from a wide bay window providing plenty of natural light, along with a feature fireplace creating an attractive focal point. The separate kitchen is fitted with a good range of units and work surfaces and provides direct access outside.

There are two particularly well-proportioned double bedrooms, offering excellent flexibility for couples, young families or those requiring a dedicated home office. Completing the accommodation is a family bathroom with a white suite including a bath with shower over.

A notable feature of the property is the private rear garden, extending to approximately 27ft and provides a welcome outside space. There is also a useful separate storage locker/shed.

Alberta Avenue is conveniently positioned for the shops, cafés, restaurants and amenities of Cheam Village, whilst local schools and transport connections are also within easy reach, making this an



ACCOMMODATION

Living/Dining Room - 13'3" x 11'1" max (4.04m x 3.38m max)

Kitchen - 8' x 7'10" max (2.44m x 2.4m max)

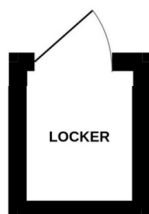
Bedroom - 12'4" x 11'4" max (3.76m x 3.45m max)

Bedroom - 12' x 11' max (3.66m x 3.35m max)

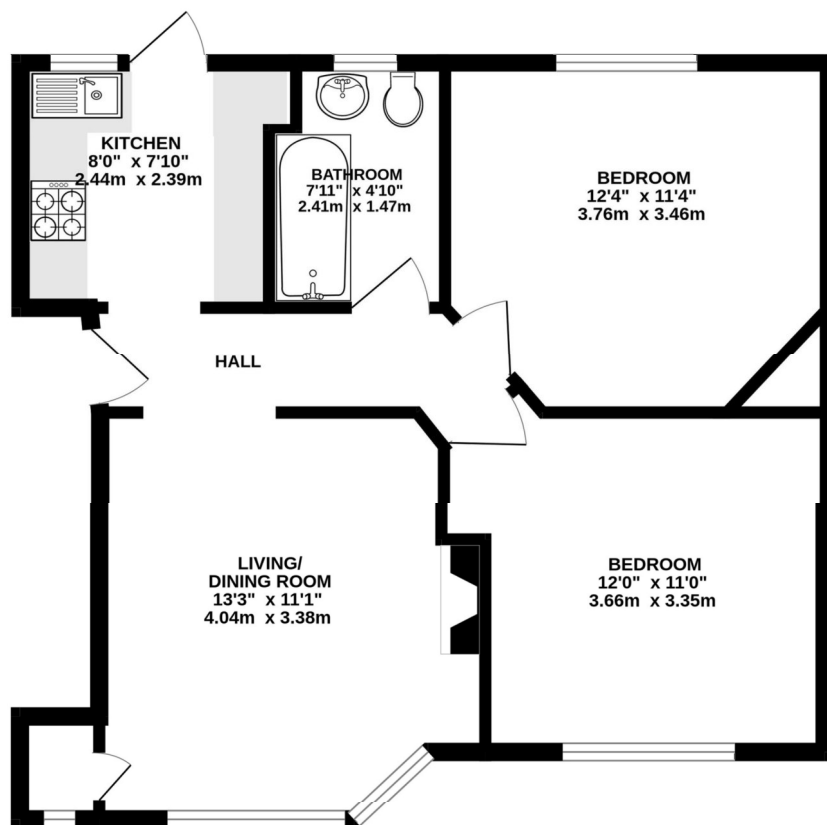
Bathroom - 7'11" x 4'10" max (2.41m x 1.47m max)

Storage Locker





Alberta Avenue, Cheam SM1 2LQ
INTERNAL FLOOR AREA
(APPROX.) 570 sq ft/ 53.0 sq m
Excluding lock up
Garden extends to 27' (8.23m) approx.



FRIST FLOOR 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 © 2026.

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		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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