

The PERSONAL Agent

# Hamilton Avenue, Cheam

Guide Price £725,000

# Hamilton Avenue

## Cheam, Sutton

- Four Bedrooms
- Two bathrooms
- Extended Open Plan Kitchen
- Rear Extension Flows to the Dining Area
- Loft Conversion
- Popular Location
- Over 1300 Sq Ft
- Off Street parking
- Landscaped Garden

The Personal Agent are delighted to introduce a beautifully extended and thoughtfully designed family home.

This impressive and substantially extended home has been beautifully modernised and developed with family living very much in mind. Offering approximately 1,321 sq ft of versatile accommodation, the property provides generous living space arranged over three floors, with a superb balance of contemporary style, practicality and flexibility.











**Description**

The ground floor features a welcoming reception room alongside an impressive extended kitchen and separate dining room, creating an excellent space for family life and entertaining.

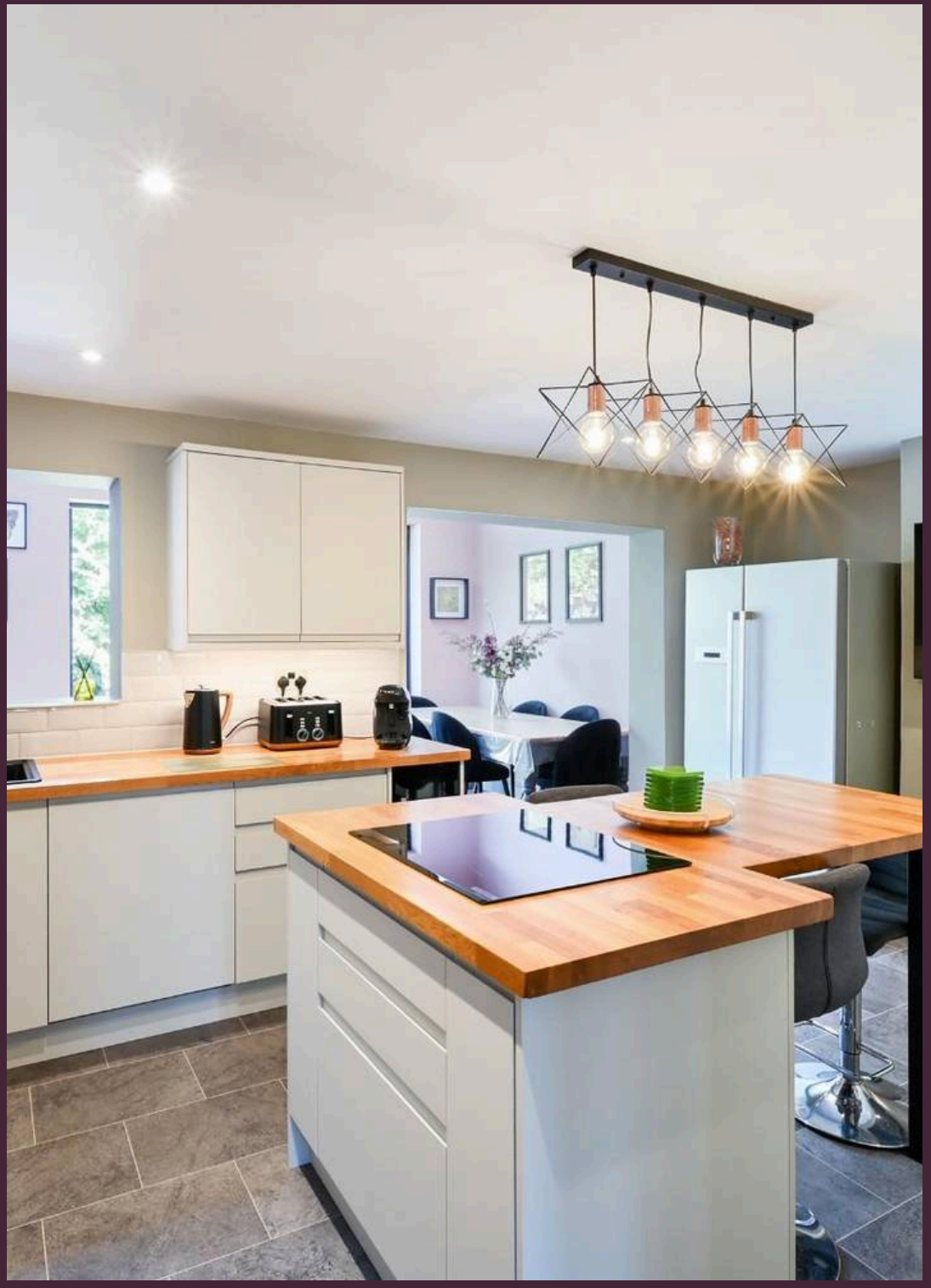
The kitchen offers plenty of workspace, while the dining room provides ample space for larger gatherings.

The first floor offers three well proportioned bedrooms, including a spacious main bedroom, plus a modern family bathroom. The second floor provides a further generous double bedroom, useful eaves storage and an additional shower room, ideal for teenagers, guests or growing families.

Thoughtfully modernised and extended throughout, the property is ready to move straight into.

Outside, the beautifully landscaped rear garden features a large patio for outdoor entertaining and an Astro turfed lawn offering a smart, low maintenance space.

A superb family home combining generous accommodation, modern presentation and versatile three storey living.



Locally, the area is sought after for its excellent education facilities and plentiful transport links. Schools include Cheam High, Cheam Park Farm Primary Academy, St Cecilia's Catholic School and Nonsuch High School for Girls.

Both Cheam Village and Sutton offer a wide choice of shops, restaurants and amenities including train stations into central London and bus routes towards surrounding towns.

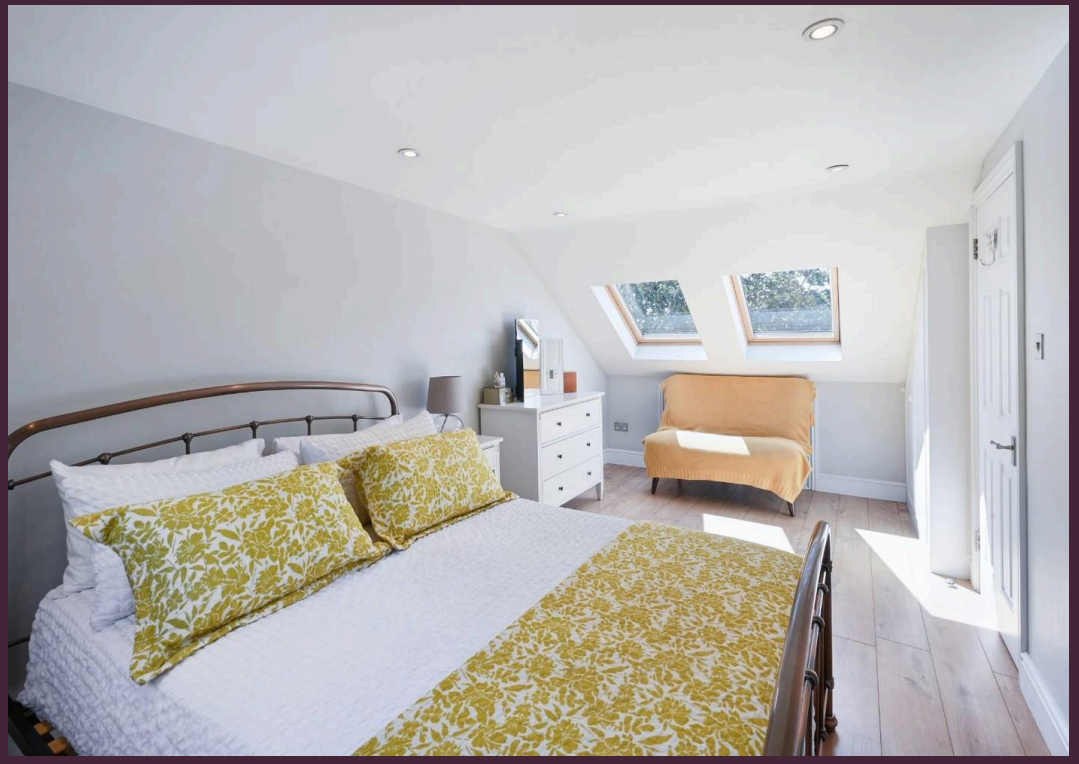
Also within reach are Sutton Common and West Sutton railway stations plus Morden with its Northern Line tube station.

Council Tax band: D

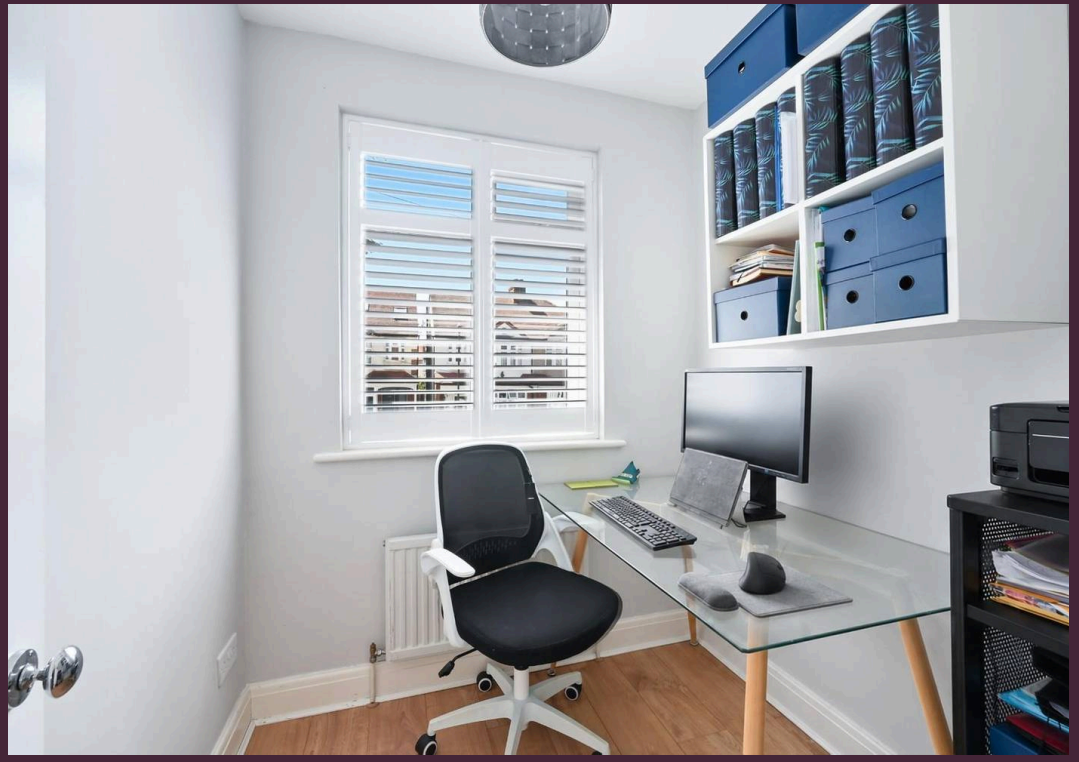
Tenure: Freehold

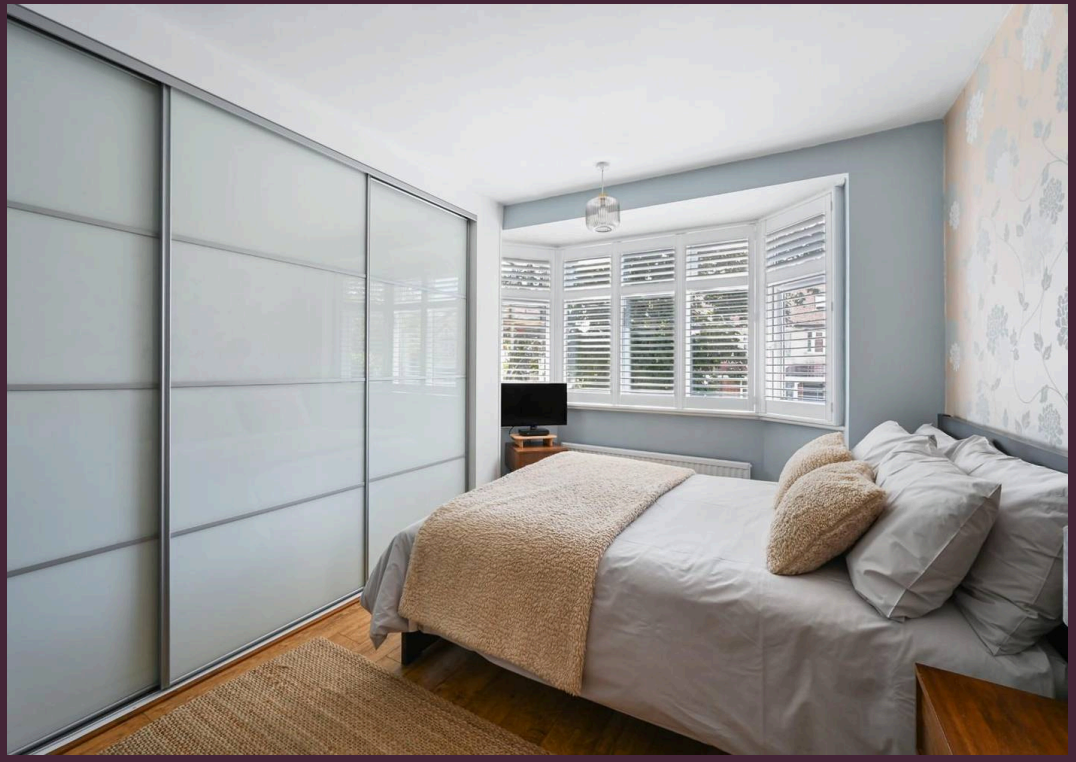
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





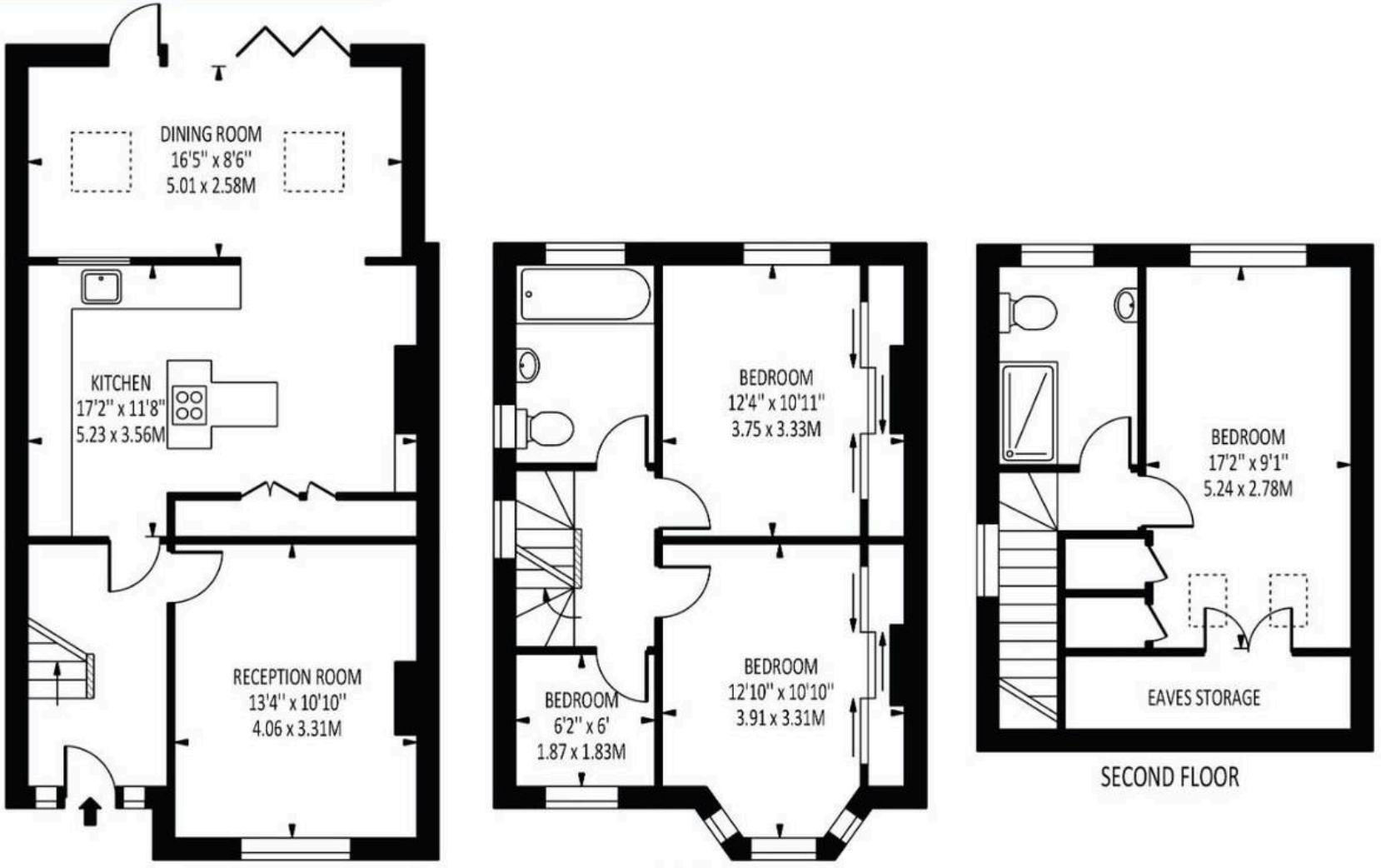




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Total Area: 1321 SQ FT • 122.70 SQ M
(Including Eaves Storage)
Eaves Storage Area : 47 SQ FT • 4.40 SQ M




Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.




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