



Price
£650,000

Freehold

4x  1x  2x 

**Hamilton Avenue,
Sutton, Surrey, SM3**

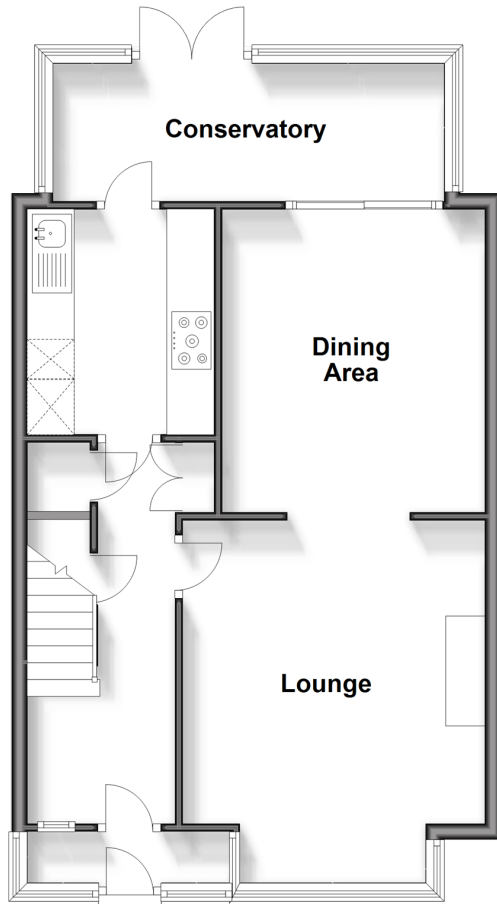
OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards

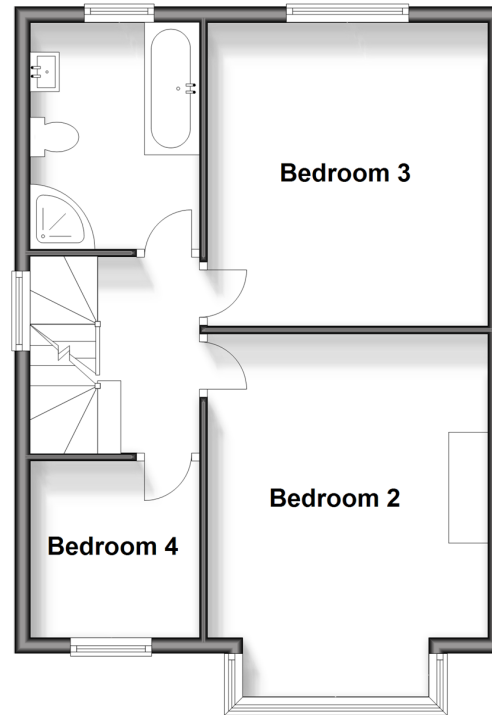
Ground Floor

Approx. 58.5 sq. metres (629.8 sq. feet)



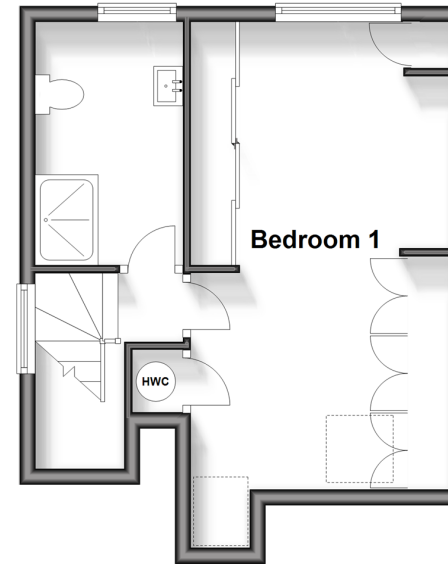
First Floor

Approx. 47.3 sq. metres (508.6 sq. feet)



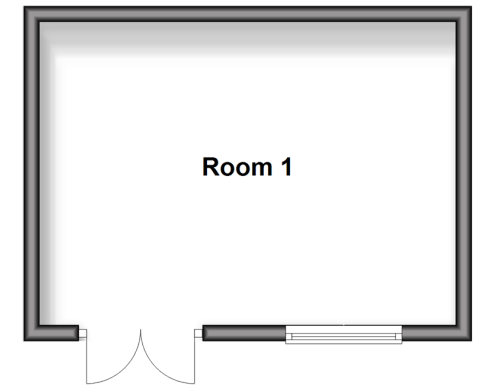
Second Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



Outbuilding

Approx. 20.2 sq. metres (217.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 14'8 x 12'4 (4.47m x 3.76m)

Dining Area: 12'6 x 10'9 (3.81m x 3.28m)

Kitchen: 9'4 x 7'3 (2.85m x 2.21m)

Conservatory: 16'3 x 6'3 (4.96m x 1.91m)

FIRST FLOOR

Landing

Bedroom 2: 14'8 maximum x 10'5 (4.47m x 3.18m)

Bedroom 3: 12'7 x 11'5 (3.84m x 3.48m)

Bedroom 4: 7'0 x 6'9 (2.14m x 2.06m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 19'6 x 11'0 (5.95m x 3.36m)

Shower Room: 9'9 x 5'9 (2.97m x 1.75m)

OUT BUILDING

Summer House/Gym

OUTSIDE

Off Road Parking

Rear Garden



Main features

- Exciting family home on the borders of Cheam Park Farm & Lower Morden
- Substantial loft conversion with larger than average bedroom & bathroom
- Gorgeous garden, the perfect entertaining spot complete with a Gym/Summer House
- Driveway for two cars
- Popular schools close by; Primary & Secondary



Nearest Schools

Primary Schools: Brookfield Primary 0.1 miles, St Cecilia's Catholic Primary 0.3 miles, Cheam Park Farm Junior School 0.4 miles
Secondary Schools: Glenthorne High 0.6 miles, Cheam High 0.8 miles, Greenshaw High 1.3 miles



Transport Information

Train Stations: Sutton Common 0.8 miles, West Sutton 0.9 miles, St Helier 1.0 miles



Address

Hamilton Avenue, Sutton, Surrey, SM3



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Sutton Branch 020 8661 0330 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



22017700/20240715/CR/KWK