Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

66, Hamilton Avenue
Sutton
SM3 9RL

A rare opportunity to acquire a detached family home occupying an exceptional double-width plot, offering fantastic scope to renovate, extend and create a truly outstanding home (STPP). With three generous bedrooms, two reception rooms, a private landscaped garden, ample off-street parking and planning approval already in place for first-floor alterations, this is a property brimming with potential in a popular family location close to excellent schools and transport links.

OIEO £615,000

3 2

1 5

- Detached family home
- Two spacious reception rooms
- Modern family Shower Room
- Driveway providing off-street parking for multiple vehicles
- Onward Purchase Secured
- Three well-proportioned bedrooms
- Contemporary fitted kitchen
- Rare double-width plot with excellent extension potential (STPP)
- Electric Car Charger
- Planning Approval Number DM2025/01051

PROPERTY DESCRIPTION

Spacious Detached Family Home with Exceptional Potential on a Generous Double Plot

Onward purchase secured

This spacious three-bedroom detached family home offers an exciting opportunity to modernise, extend and create a superb long-term family home. Set on an unusually wide double plot, the property benefits from planning approval for first-floor alterations and further scope to extend (STPP), making it ideal for buyers looking to add value and tailor a home to their own tastes.

The welcoming entrance hall sets the tone, leading to two spacious reception rooms that provide flexibility for modern family life. The bright dual-aspect living room enjoys plenty of natural light and features a secondary staircase, while the separate dining room flows effortlessly into the kitchen, creating an ideal footprint for future enhancement.

Upstairs, a well-proportioned second bedroom and a family bathroom, with the principal bedroom having the option to be adjoined by the third bedroom which can also be accessed independently by the second staircase, offering excellent versatility as a dressing room, nursery or home office.

Outside is where this home truly stands apart. The landscaped rear garden enjoys a high degree of privacy and stretches across a rare double-width plot, offering exceptional outdoor space for families along with exciting development potential (subject to the necessary permissions). A substantial detached garage/outbuilding provides excellent storage, workshop or hobby space, while gated side access adds everyday convenience.

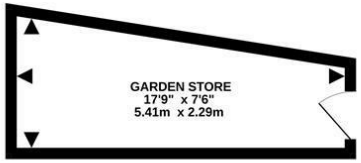
To the front, a generous driveway provides off-street parking for multiple vehicles and benefits

AREA DESCRIPTION

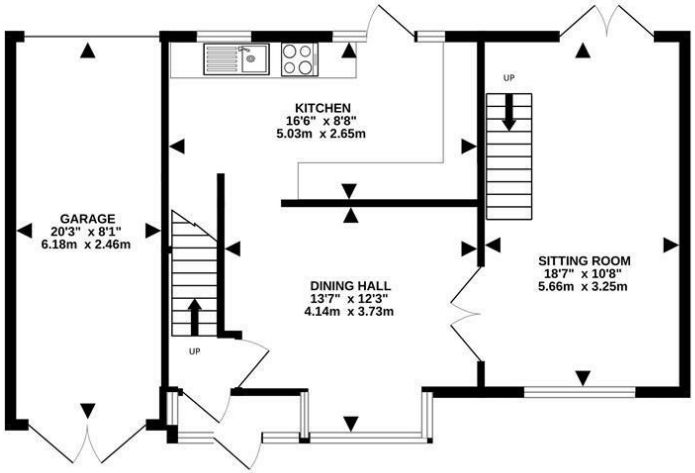
from an electric vehicle charging point.

Perfectly positioned for families, the property is within easy reach of some of the area's most highly regarded schools, including Cheam High School, Cheam Park Farm Primary Academy, St Cecilia's Catholic School and Nonsuch High School for Girls. Cheam Village and Sutton town centre are both nearby, offering an excellent selection of shops, cafés, restaurants and mainline stations with regular services into Central London. West Sutton, Sutton Common and Morden Underground (Northern Line) are also easily accessible, making commuting straightforward.

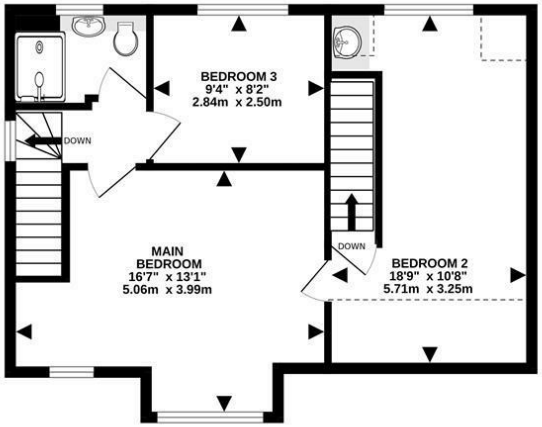
A rare opportunity to acquire a detached family home offering enormous potential to renovate, e



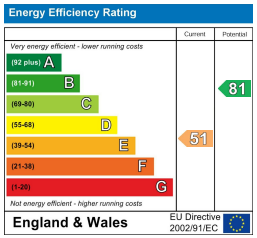
GARDEN STORE



GROUND FLOOR



1ST FLOOR



MAIN HOUSE 98.9 SQ.M (1064 SQ.FT) GARAGE AND STORE 25.5 SQ.M(1336 SQ.FT)

TOTAL FLOOR AREA : 1336 sq.ft. (124.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

66, Hamilton Avenue, Cheam SM3 9RL

If you would like to arrange a viewing, please call Martin Buhagiar on 07795460499 or alternatively a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: E
COUNCIL: Sutton
TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.

01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT

Kennedys Residential Ltd - Company Number: 09252025