LET n SELL



13 The Avenue, Sutton, SM2 7QA

£2,300,000

7 8 4

Nestled in the prestigious area of The Avenue, Cheam, Sutton, this magnificent detached house offers an exceptional living experience. With an impressive seven bedrooms, this property is perfect for families seeking ample space and comfort. Each bedroom is thoughtfully designed, providing a serene retreat for rest and relaxation.

The house boasts four generously sized reception rooms, ideal for entertaining guests or enjoying quiet family time. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area, a cosy lounge, or a vibrant playroom for children. The abundance of natural light that floods these rooms creates a warm and inviting atmosphere throughout the home.

With eight bathrooms, convenience is at the forefront of this property. Each bathroom is well-appointed, ensuring that there is no shortage of facilities

- Main House: 7 bedrooms, 8 bathrooms, 3 reception rooms (~5,097 sq ft internal)
- Grounds & Leisure: Expansive private garden featuring an outdoor swimming pool and leisure suite
- Parking Facilities: 2-car covered garage plus driveway space for 5 extra cars
- Secondary Unit: Self-contained 2-bed, 2-bath bungalow with living room in the pool area
- Prime Position: Flagship home in SM2 7QA on prestigious The Avenue; close to premier schools and rail links







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