

**TO LET**



**Hamilton Avenue, North Cheam/Sutton, SM3**  
**£2,350 pcm**

  
**MARTIN&CO**

Hamilton Avenue, Cheam/Sutton, SM3

Date available: 21st July 2026

Deposit: £2,711

Unfurnished

- SEMI DETACHED FAMILY HOUSE
- 3 BEDROOMS
- THROUGH LOUNGE
- SEPARATE FITTED KITCHEN
- 2 TOILETS
- BATHROOM WITH SHOWER CUBICLE
- CONSERVATORY/UTILITY
- LARGE GARDEN
- DEEP GARAGE & PARKING FOR 2 CARS

3 BEDROOM SEMI-DETACHED HOUSE. NO CHAIN. UNFURNISHED  
MOVE IN FROM 21/07/2026.

This spacious family home is located on the North Cheam/Sutton border off Stonecot Hill & Gander Green Lane. Good sized Double reception room, downstairs cloakroom, separate fitted kitchen and an upgraded conservatory/utility room. The property benefits from tall ceilings gas central heating, a family bathroom + shower cubicle, separate WC, so 2 toilets in the house.

There is ample off street parking for 2 cars, a deep garage ideal for storage, as well as a good sized garden. The property is situated close to local amenities in North Cheam with good local schools, plus bus routes to Morden Tube Station, Wimbledon & Worcester Park town centres. EPC Band D. Sutton Council Tax Band D = £2,269.72 pa. VIEWING HIGHLY RECOMMENDED. KEYS HELD. SOLE AGENT.



## Martin & Co Sutton

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