



Hamilton Avenue, Sutton

The PERSONAL Agent

# Guide Price £630,000

## Freehold

- Detached Family Home
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Modern Family Bathroom
- Landscaped And Private Rear Garden
- Off Street Parking For Multiple Cars
- Potential To Extend Further STPP - Planning Approved For First Floor Alterations
- Electric Charging Point To The Front Of The Property
- Viewing By Appointment

The Personal Agent are delighted to welcome to the market this spacious and extended three bedroom detached family home set on a sought after and quiet residential road and offering additional potential to extend further STPP.

This unique detached house offers a flexible and well-balanced layout, ideal for modern family living, combined with a rare and highly sought-after double-width garden plot, providing excellent extension potential (STPP) and ample off-street parking.

A welcoming entrance hall with stairs to the first floor leads to two well-proportioned reception rooms, including a bright double-aspect lounge with a handy second staircase and a separate dining room that



connects seamlessly to the fitted kitchen, offering views over the garden.

Upstairs, the adaptable design continues with a generous principal bedroom featuring an adjoining room, ideal as a dressing room, nursery, study, or additional bedroom. A further double bedroom and a family bathroom complete the first-floor accommodation.

Outside, the expansive garden, set on an unusually large double plot, offers exceptional space and privacy.

A substantial detached outbuilding/garage sits within the grounds, and the property benefits from a front

driveway providing convenient off-street parking. Side access leads directly to the garden and garage, ensuring ease and practicality.

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.

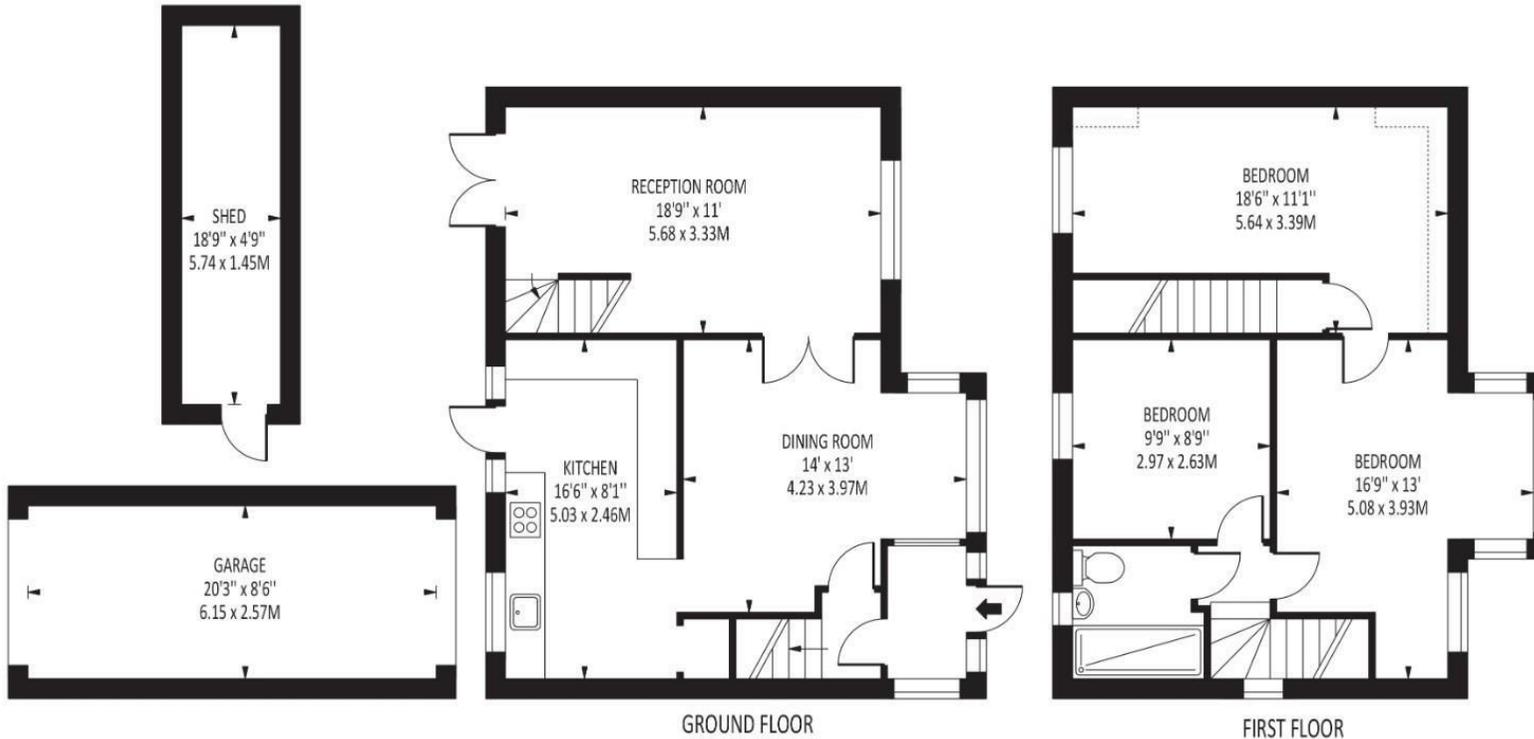




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## Hamilton Avenue

Total Area: 1406 SQ FT • 130.62 SQ M  
 (Including Restricted Height Area, Garage & Shed)  
 Restricted Height Area : 17 SQ FT • 1.56 SQ M  
 Garage Area : 170 SQ FT • 15.81 SQ M  
 Shed Area : 90 SQ FT • 8.32 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 inspection, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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### STONELEIGH/EWELL OFFICE

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### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
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### LETTINGS & MANAGEMENT

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The  
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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

