



**40 Hamilton Avenue, Cheam, Sutton, SM3 9RL**

Freehold: £500,000

Council Tax Band: D

EPC Rating: C

 **Arthur  
Samuel**  
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An extremely well presented, two-double bedroom, mid-terraced family home which has been extended on the ground floor to provide ample living space, with a large rear garden backing on to the recreation ground.

The property boasts two reception rooms, with the main reception room benefiting from being open plan with a large modern kitchen with built in appliances. The open plan lounge/kitchen is the heart of the house with plenty of space and with patio doors leading to the garden. On the first floor you benefit from two double bedrooms with the master bedroom having two large windows allowing plenty of natural light into the room and a fully tiled family bathroom with separate shower.

The property has gas central heating and double glazed windows throughout.

Outside the garden is of a good size and backs on to the recreation ground which you have access to. To the front you have off street parking for two vehicles.

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All information supplied by the sellers to the best of their knowledge.

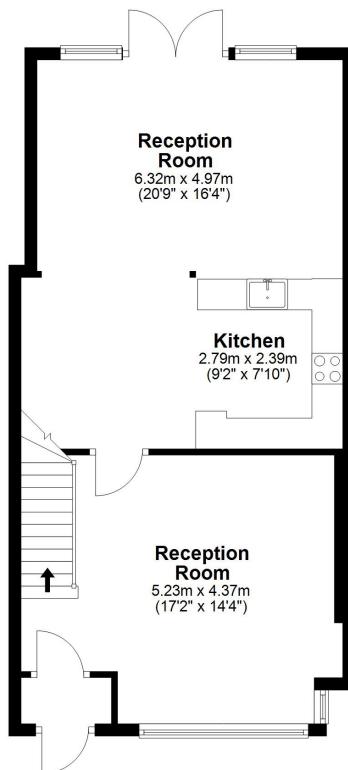






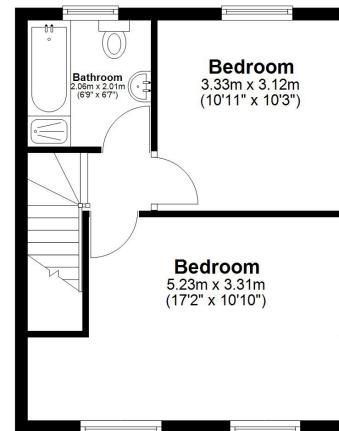
### Ground Floor

Approx. 55.2 sq. metres (594.2 sq. feet)



### First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 90.0 sq. metres (968.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Hamilton Ave

**Arthur Samuel Estate Agents, Central London Area**

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