



Hamilton Avenue, Cheam

The **PERSONAL** Agent

Guide Price £725,000

Freehold

- Four Bedrooms
- Two bathrooms
- Extended Open Plan Kitchen
- Rear Extension Flows to the Dining Area
- Loft Conversion
- Popular Location
- Over 1 300 Sq Ft
- Off Street parking
- Landscaped Garden

The Personal Agent are delighted to introduce a beautifully extended and thoughtfully designed family home

This impressive and substantially extended home has been beautifully modernised and developed with family living very much in mind. Offering approximately 1,321 sq ft of versatile accommodation, the property provides generous living space arranged over three floors, with a superb balance of contemporary style, practicality and flexibility.

The ground floor features a welcoming reception room, ideal for relaxing, while the impressive extended kitchen and separate dining room provide a fantastic space for entertaining and everyday family life. The kitchen has been designed with modern family living in mind, offering plenty of workspace and a sociable layout, with the adjoining dining room providing excellent space for larger gatherings.

The first floor provides three well proportioned bedrooms,



including a particularly spacious main bedroom, together with a modern family bathroom. The second floor offers a further generous double bedroom, complemented by useful eaves storage and an additional shower room, making this an ideal arrangement for growing families, teenagers or guests.

Throughout, the house has been modernised and carefully developed, creating a contemporary and comfortable home that is ready to move straight into. The layout has been thoughtfully considered to maximise both living space and functionality, while the three storey arrangement provides excellent versatility for modern family life.

Outside, the property continues to impress with a beautifully landscaped rear garden, featuring a large patio area ideal for outdoor dining and entertaining, together with an Astro-turfed lawn providing a smart, low maintenance garden that can be enjoyed throughout the year.

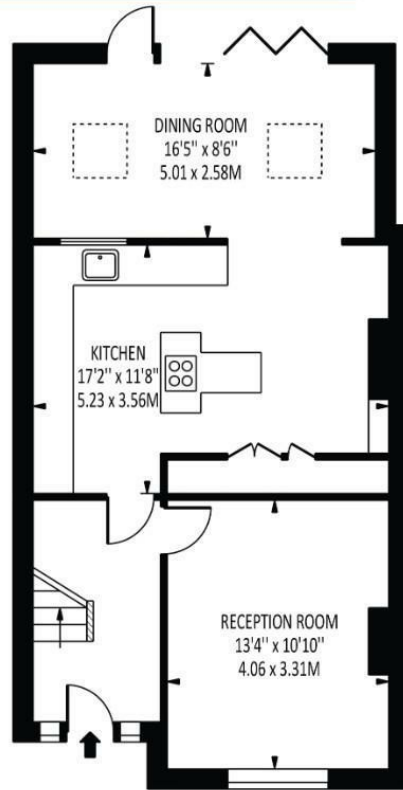
Overall, this is a superb family home which combines generous accommodation, modern presentation and thoughtful extensions with a fantastic landscaped garden. The property offers the space and flexibility that modern families increasingly demand, while providing a stylish and comfortable environment in which to enjoy everyday life.

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.

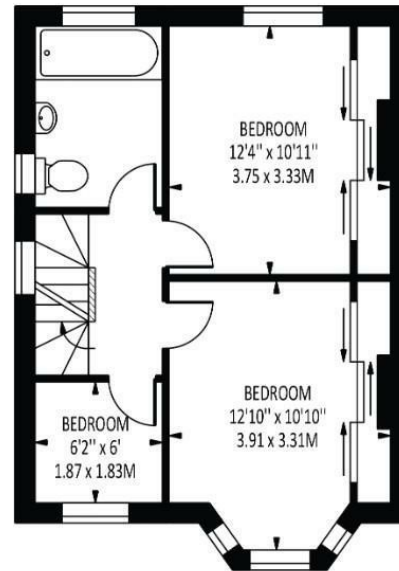
Tenure- Freehold
Council Tax Band-D



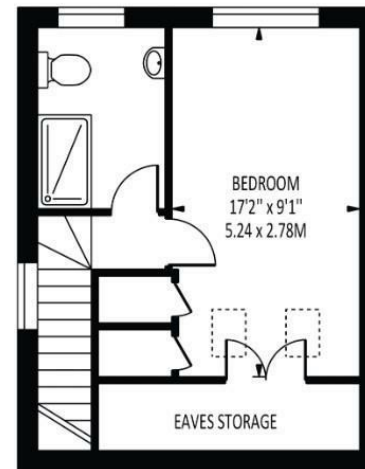




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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) A		86
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

