



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 alongside an impressive extended kitchen and separate dining room, creating an excellent space for family life and entertaining. The kitchen offers plenty of workspace, while the dining room provides ample



space for larger gatherings.

The first floor offers three well-proportioned bedrooms, including a spacious main bedroom, plus a modern family bathroom. The second floor provides a further generous double bedroom, useful eaves storage and an additional shower room, ideal for teenagers, guests or growing families.

Thoughtfully modernised and extended throughout, the property is ready to move straight into. Outside, the beautifully landscaped rear garden features a large patio for outdoor entertaining and an Astro-turfed lawn offering a smart, low-maintenance space.

A superb family home combining generous accommodation, modern presentation and versatile three-storey living.

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



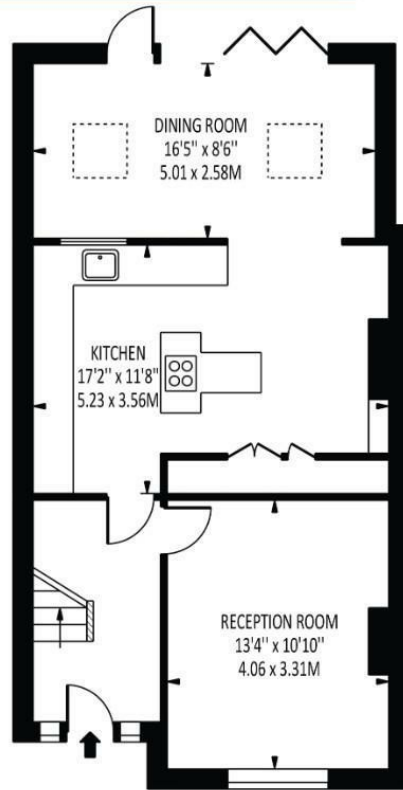


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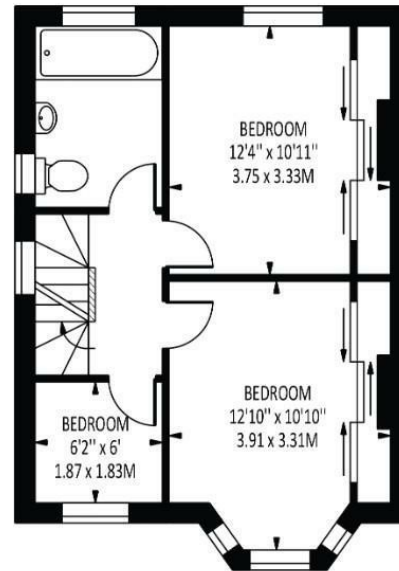


Hamilton Avenue

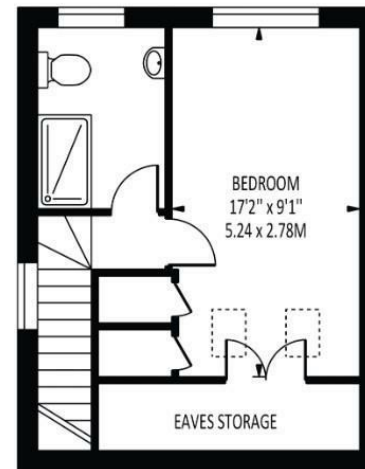
Total Area: 1321 SQ FT • 122.70 SQ M
(Including Eaves Storage)
Eaves Storage Area : 47 SQ FT • 4.40 SQ M



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.

