



Walton Avenue  
Sutton, SM3 9UB  
Guide price £600,000





Walton Avenue, Cheam, Sutton, SM3 9UB

GUIDE PRICE £600,000 - £625,000 Having been extensively extended to the rear, this beautiful family home has so much to offer, both inside and out. Location wise, this prestigious road is just a short walk into Cheam, with you having outstanding schooling on your doorstep. West Sutton & Sutton Common stations are also close by, providing quick links into the City - you can be into London in under an hour. Despite all of this, sitting in your landscaped rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or have friends over - especially with the fantastic outbuilding that has 2 rooms; perfect for entertaining, keeping fit or home working. Inside the house, you'll be bowled over by the amount of work the current sellers have to gone to, having totally remodeled the property from top to bottom, meaning you can just pack your bags and move straight in. Upstairs, there are three bedrooms and a stylish family bathroom. On the ground floor there is a huge amount of versatility, so be prepared to be impressed, such as a fabulous, light and airy lounge. There is a further dining room that reaches into the rear extension, which provides a wonderful family space for everyone to get together and will bring a truly social element to everyday living - or hold those dinner parties that are something you've probably been dreaming of for some time now! If we're on the money with the latter, the incredible kitchen with valued ceiling means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills, which you can do whilst looking out to the garden, accessed via the bi-fold doors. Due to the extension the property also now boasts a utility and cloakroom, whilst on the outside to the front, there is the benefit of off-street parking, being the final gloss on what is the complete package.



GROUND FLOOR

- Hallway
- Living Room  
13'7 x 10'11 (4.14m x 3.33m)
- Dining Room  
11'10 x 10'5 (3.61m x 3.18m)
- Kitchen  
16'5 x 16'5 (5.00m x 5.00m)
- Utility Room  
7'3 x 5'8 (2.21m x 1.73m)
- Cloakroom  
4'10 x 2'10 (1.47m x 0.86m )

FIRST FLOOR

- Landing
- Bedroom  
13'9 x 11'1 maximum (4.19m x 3.38m maximum)

- Bedroom  
11'1 x 10'8 (3.38m x 3.25m)

- Bedroom  
7'6 x 6'2 (2.29m x 1.88m)

- Bathroom  
7'4 x 7'3 (2.24m x 2.21m)

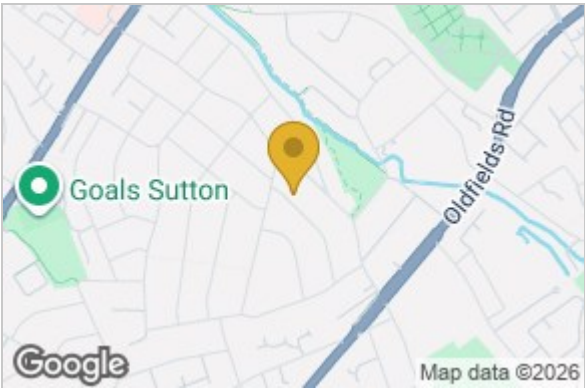
OUTSIDE

- Driveway
- Landscaped Rear Garden

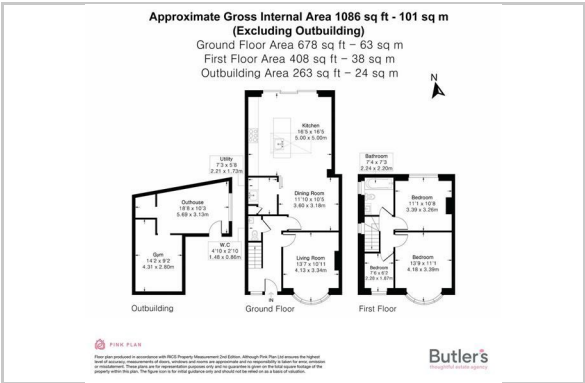
OUTBUILDING

- Multipurpose Space  
18'8 x 10'3 maximum (5.69m x 3.12m maximum )
- Gym Area  
14'2 x 9'2 maximum (4.32m x 2.79m maximum)

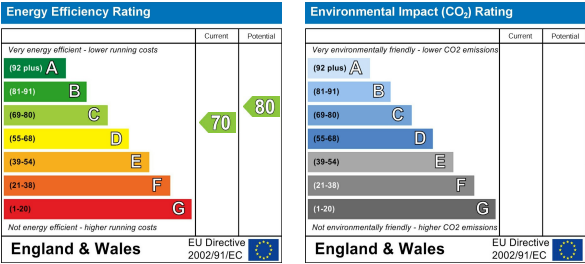
Area Map



Floor Plan



Energy Efficiency Graph



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