



Hamilton Avenue, Cheam,
Guide Price £525,000 - Freehold

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**WILLIAMS
HARLOW**











Williams Harlow Cheam - A three bedroom semi detached house in a popular location ideal for lots of local shops, buses and trains, Cheam high school. Offered without an onward chain and neutral internal colour scheme, we recommend viewings ASAP.

The Property

With an original layout and a well presented interior, this house has passed through the generations perfectly as is but still offers future potential if desired. You enter the property via a porch and into the hallway with stairs to first floor and doors to two reception rooms and kitchen. Three bedrooms, bathroom and lavatory are found on the floor floor.

Outside Space

Two car parking spaces are offered to the front via the driveway, a shared driveway leads down past the side of the house to the garage and side access. The rear garden is private.

The Area

The nearest train station is West Sutton (walkable in 10 mins), with Cheam Village not that far away in any case. The road is lined with well-maintained properties. The area, between Sutton and Cheam, is a sought after spot for its convenience, parks and transport links. Additionally, there is a large Tesco close by for grocery needs.

Why You Should Buy

A popular style house in a popular location, offered without an onward chain. With extension potential it ticks all the right boxes for any serious buyer.

Vendor Thoughts

"Always owned as an investment, this house has served us without fault for many years"

Features

Three Bedrooms - Two Reception Rooms - Semi Detached - Parking To Driveway - Garage - Bathroom With Separate Lavatory

Benefits

No Onward Chain - Close to Bus And Train Links - Close to Shops - Close to St Anthony's Hospital

Local Schools

St Dunstan's - State- Mixed - Ages 5 - 11
Homefield Prep - Fee - Boys - 3 - 13
Sutton High - Girls - Fee - 3 - 18
Nonsuch - Girls - Grammar - 11 - 19
Cheam High - Mixed - State - 11 - 19

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - circa 36 mins. Epsom - circa 7 mins.
West Sutton Train Stn: Thames Link, Sutton to St Albans via City circa 40 mins
Local Bus Routes:
80 - Belmont Via Sutton to Morden Tube.
413 - Morden to Sutton
SL7 - Superloop bus route to Heathrow
213 - Kingston to Sutton
151 - Wallington to Worcester Park

EPC AND Council Tax

D And D

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

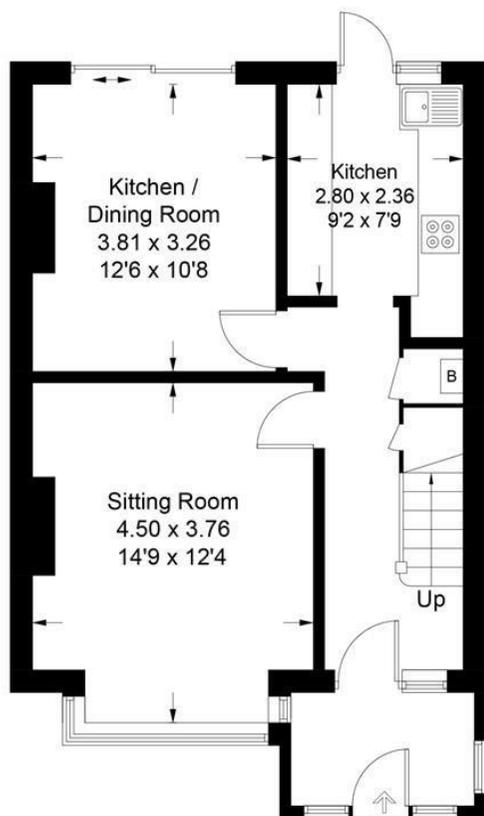
cheam@williamsharlow.co.uk

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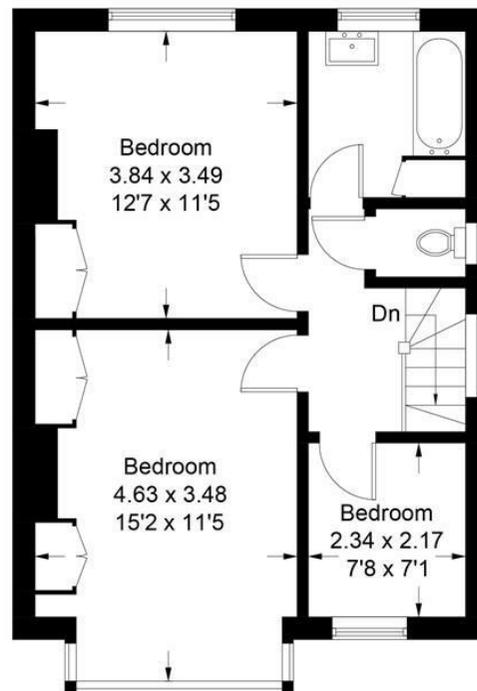
Approximate Gross Internal Area = 98.2 sq m / 1057 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 115.4 sq m / 1242 sq ft



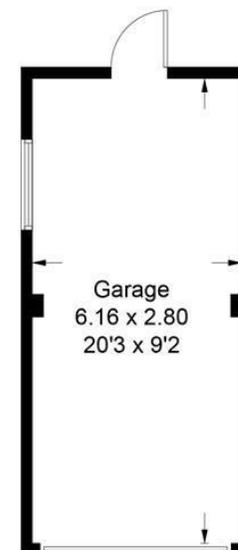
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1278929)

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