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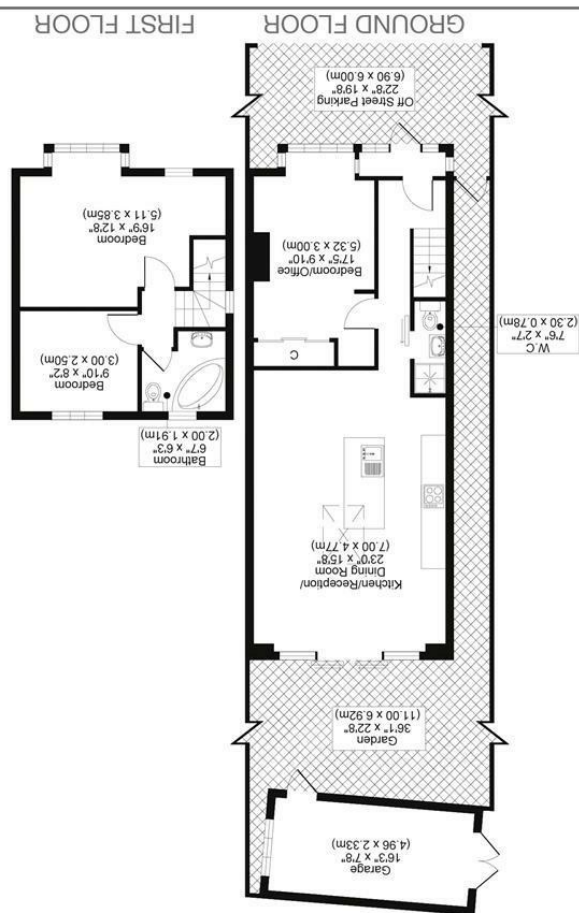
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1090 SQ.FT (101 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 965 SQ.FT (90 SQ.M)

HAMILTON AVENUE, SM3



CHRISTIES



# HAMILTON AVENUE, SUTTON SM3 9RL

# OFFERS IN THE REGION OF £600,000

NESTLED IN THE CHARMING AREA OF CHEAM, THIS DELIGHTFUL DETACHED HOUSE ON HAMILTON AVENUE OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. WITH TWO WELL-PROPORTIONED BEDROOMS UPSTAIRS AND A THIRD BEDROOM ON THE GROUND FLOOR THIS PROPERTY IS IDEAL FOR SMALL FAMILIES, COUPLES, OR INDIVIDUALS SEEKING A PEACEFUL RETREAT. THE INTERIOR OF THE HOUSE IS DESIGNED TO MAXIMIZE SPACE AND LIGHT, CREATING A WARM AND INVITING ATMOSPHERE. THE LIVING AREAS ARE THOUGHTFULLY ARRANGED, PROVIDING A PERFECT SETTING FOR RELAXATION AND ENTERTAINING. THE KITCHEN IS FUNCTIONAL AND WELL-EQUIPPED, MAKING IT A JOY TO PREPARE MEALS AND ENJOY FAMILY GATHERINGS. THE PROPERTY FEATURES A MODERN BATHROOM, ENSURING THAT YOUR DAILY ROUTINES ARE BOTH COMFORTABLE AND EFFICIENT. THE GARDEN, WHICH SURROUNDS THE HOUSE, OFFERS A LOVELY OUTDOOR SPACE FOR GARDENING, PLAY, OR SIMPLY ENJOYING THE FRESH AIR. LOCATED IN A DESIRABLE NEIGHBOURHOOD, THIS HOME IS WITHIN EASY REACH OF LOCAL AMENITIES, INCLUDING SHOPS, SCHOOLS, AND PARKS. THE EXCELLENT TRANSPORT LINKS NEARBY MAKE COMMUTING TO CENTRAL LONDON AND OTHER AREAS STRAIGHTFORWARD, ADDING TO THE APPEAL OF THIS LOVELY RESIDENCE. WHETHER YOU ARE LOOKING TO SETTLE DOWN OR INVEST IN A PROPERTY WITH GREAT POTENTIAL, THIS HOUSE ON HAMILTON AVENUE IS A WONDERFUL OPPORTUNITY. WITH ITS CHARMING FEATURES AND PRIME LOCATION, IT IS SURE TO ATTRACT INTEREST FROM A VARIETY OF BUYERS. DO NOT MISS THE CHANCE TO MAKE THIS DELIGHTFUL HOME YOUR OWN.

- 2/3 BEDROOM DETACHED HOUSE
- MODERN THROUGHOUT
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND D
- EPC RATING D

