



Price

£830,000

Freehold

5x  2x  2x 

Alberta Avenue, Sutton,
Surrey, SM1

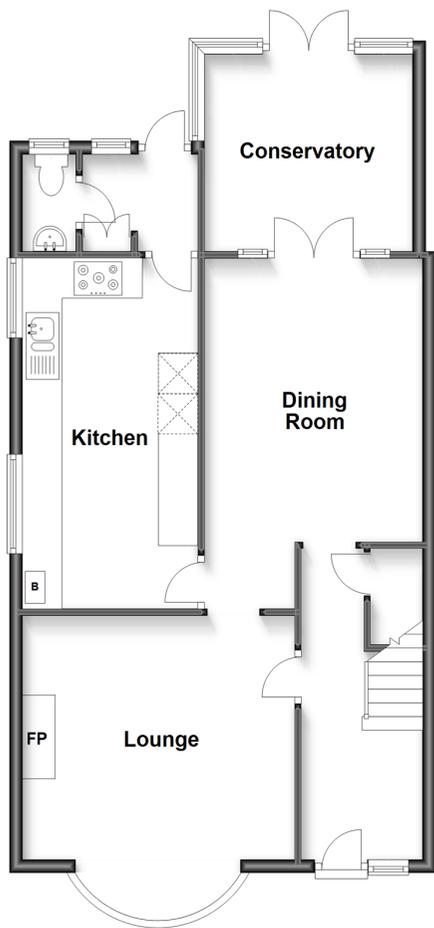
OVER 60?

Secure this property
for up to **59% less!**

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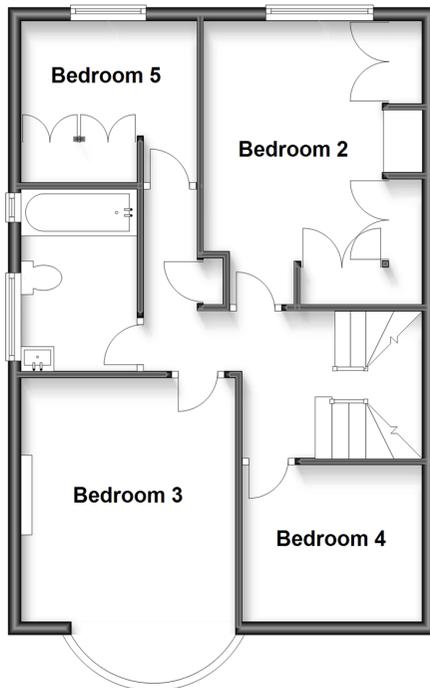
Ground Floor

Approx. 69.4 sq. metres (747.1 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.6 sq. feet)



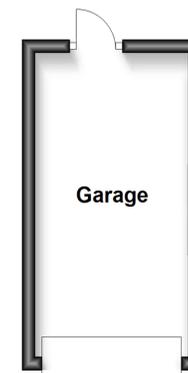
Second Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Outbuilding

Approx. 10.6 sq. metres (114.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'9 x 12'1 (4.19m x 3.69m)

Dining Room: 14'2 x 10'11 (4.32m x 3.33m)

Conservatory

Kitchen: 17'3 x 8'8 (5.26m x 2.64m)

Utility Room: 6'4 x 4'4 (1.93m x 1.32m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 2: 14'0 x 10'10 (4.27m x 3.30m)

Bedroom 3: 12'10 x 10'10 (3.91m x 3.30m)

Bedroom 4: 8'11 x 7'10 (2.72m x 2.39m)

Bedroom 5: 14'5 x 7'9 (4.40m x 2.36m)

Bathroom: 8'7 x 5'4 (2.62m x 1.63m)

SECOND FLOOR

Landing

Bedroom 1: 23'11 maximum x 17'1 maximum (7.29m x 5.21m)

En-Suite Bathroom

OUTSIDE

Driveway

Garage

Rear Garden



Main features

- Extended family home, with a stunning loft conversion that overlooks Sears Park
- Substantial garden that soaks up the sunshine all day long
- Driveway for two cars & garage for external storage
- Walking distance to Cheam Village & Nonsuch Park
- Ready-to-move-into condition



Nearest Schools

Primary Schools: Cheam Fields Primary 0.2 miles, Cheam Park Farm Junior School 0.5 miles, St Dunstan's Cheam CofE Primary 0.6 miles
Secondary Schools: Cheam High 0.2 miles, Sutton High 0.7 miles, Nonsuch High School for Girls 0.7 miles



Transport Information

Train Stations: West Sutton 0.3 miles, Cheam 0.6 miles, Sutton 1.0 miles



Address

Alberta Avenue, Sutton, Surrey, SM1



Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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