



**Price**  
**£830,000**

**Freehold**

5x  2x  2x 

**Alberta Avenue, Sutton,  
Surrey, SM1**

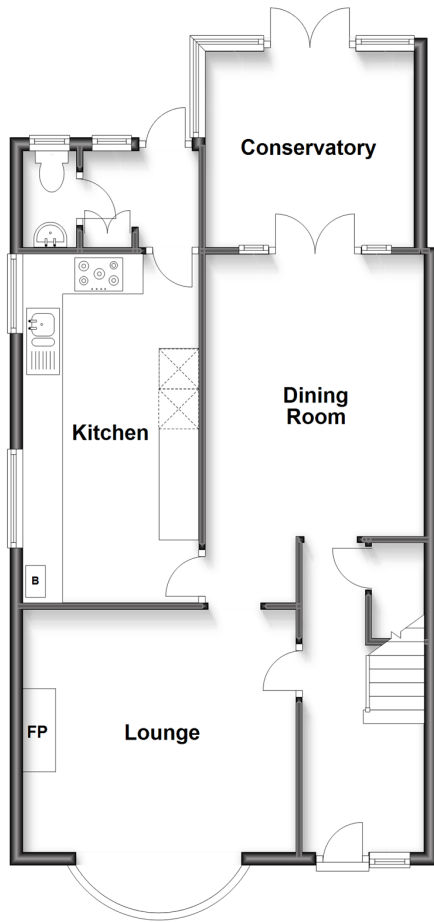
**OVER 60?**

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

**cubitt&west**  
Helping you move forwards

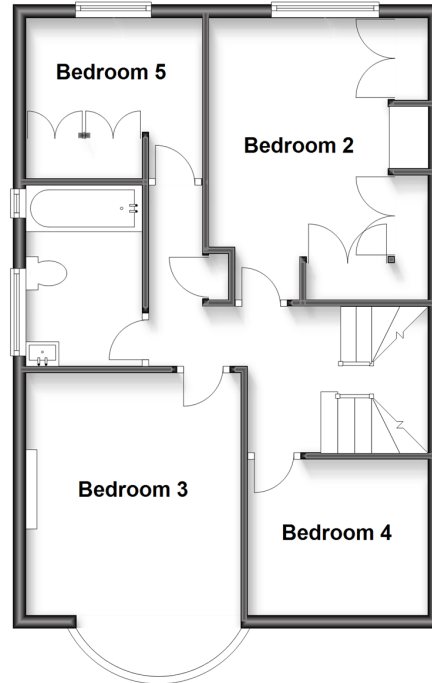
### Ground Floor

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



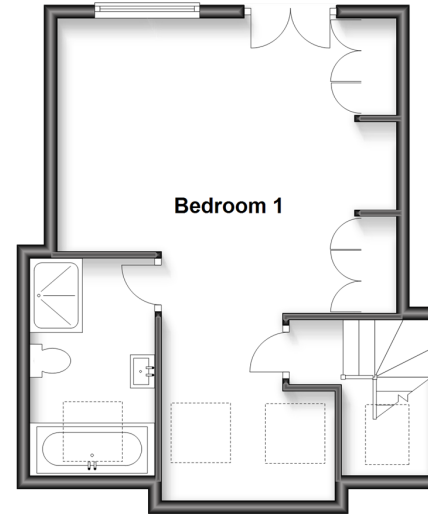
### First Floor

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.



**cubitt&west**  
Helping you move forwards

Call Sutton Branch 020 8661 0330 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



- 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.



22017567/20240323/CR/KWK