



179 Alberta Avenue, Cheam, Sutton, SM1 2LH

Offers in Excess of: £800,000

Freehold

EPC Rating C

Council Tax Band E

Other important information which you will need to know about this property can be found at goodfellows.co.uk





179 Alberta Avenue, Cheam, Sutton, SM1 2LH

Offers in Excess of : £800,000

Welcome to this stunning five-bedroom semi-detached family home ideally situated on the borders of Cheam Village and West Sutton. Boasting a prime location, this property offers easy access to an array of local shops, charming cafes, and convenient amenities, as well as being within close proximity to both Cheam Village and West Sutton 'London bound' train stations, perfect for commuters.

Upon entering, you'll be greeted by spacious accommodation spread over three floors. The ground floor features a welcoming front living room, a separate dining room for entertaining guests, a delightful conservatory providing additional living space, a well-appointed kitchen, convenient utility room, and a downstairs WC completes the ground floor. Moving to the first floor, you'll find four generously sized bedrooms along with a modern family bathroom. Ascending to the second floor, you'll discover the pièce de résistance - a larger than average main bedroom, which includes a dedicated dressing area currently utilized as an office space, offering versatility and flexibility to suit your lifestyle. This floor also boasts a luxurious four-piece bathroom, perfectly complementing the main bedroom and providing a private sanctuary for relaxation.

Externally, the property benefits from private off-street parking for several cars, a garage and expansive garden providing a serene outdoor retreat with the back drop of Sears Park. An internal viewing is highly recommended to truly engage this 1,800 sq ft family home.



Front

Drop curb with block paved driveway leading to private parking for several cars, low level raised brick wall surround, pathway and step leading to front door, access to garden via secure gate.

Entrance Hall

Approached via panel door to front aspect, radiator, under stairs storage cupboard.

Living Room

4.49 x 4.15

Double glazed bay window to front aspect, radiator, feature fireplace with wood mantle surround, picture rail, coving.

Dining Room

5.27 x 3.34

French door leading to conservatory, radiator, fireplace recess.

Kitchen

5.27 x 2.63

Modern range of eye and low level units with roll top worksurface, stainless steel sink with mixer tap and drainer, integrated dishwasher, gas cooker with overhead extractor fan, eye level double oven, splash back tiles, space for fridge freezer, double glazed window to side aspect, enclosed wall mounted boiler.

Utility Room / WC

1.47 x 0.76

Low level WC, space and plumbing for washing machine, wash basin, double glazed window to rear aspect, double glazed UPVC door to rear aspect.





First Floor Landing

Approached via open balustrade staircase, picture rail, storage cupboard.

Bedroom Two

4.63 x 3.27

Double glazed bay window to front aspect, radiator, picture rail, coving.



Bedroom Three

4.32 x 3.34

Double glazed window to rear aspect, fitted floor to ceiling wardrobes, radiator.



Bedroom Four

4.63 x 3.27

Double glazed window to front aspect, radiator.

Family Bathroom

2.72 x 1.70

Panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap and under storage, low level WC, stainless steel towel radiator, fully tiled floor and walls, double glazed frosted windows to side aspect, extractor fan, mirror.



Second Floor

Main Bedroom

7.15 x 5.19

Double glazed window to rear aspect, Juliet balcony overlooking garden and Seears Park, radiator, built in wardrobes, large double glazed Velux window to front aspect, dressing area, eaves storage door to:

Ensuite Bathroom

3.31 x 1.85

Panel enclosed bath with thermostatic dial, shower cubicle with large overhead shower head and additional shower attachment, vanity sink with mixer tap and under storage, low level WC, extractor fan, Velux double glazed window to front aspect, stainless steel towel radiator, wall mounted 'smart' mirror, tiled floor and walls.





Garden

Extending to 45.00

Large Indian sandstone patio providing space for garden furniture, mainly laid to lawn, mature fruit tree, access to garage, secure access to front, outside water tap and outside lighting.

Garage

4.30 x 2.30

Up and over door.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

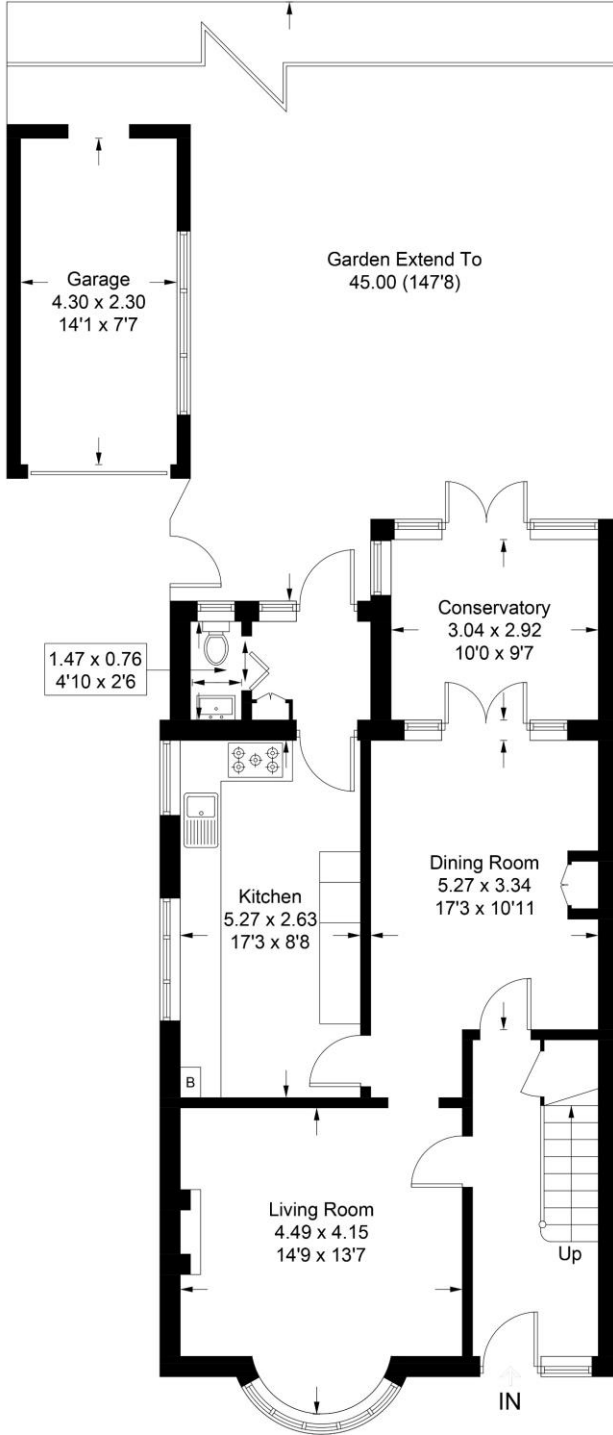
Your View...

Alberta Avenue

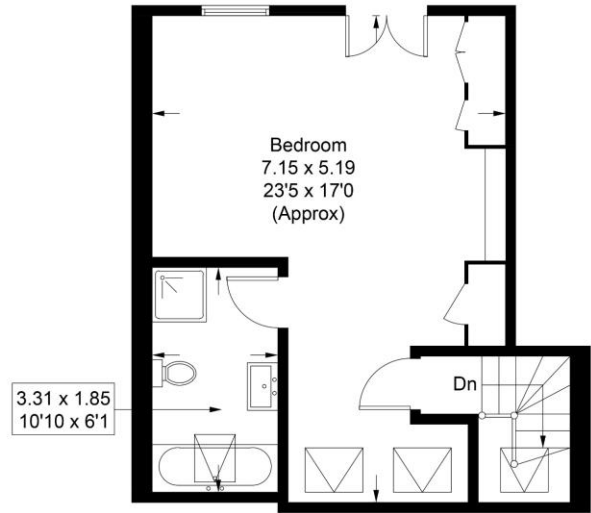
Approximate Gross Internal Area = 167.5 sq m / 1803 sq ft

Garage = 11.0 sq m / 118 sq ft

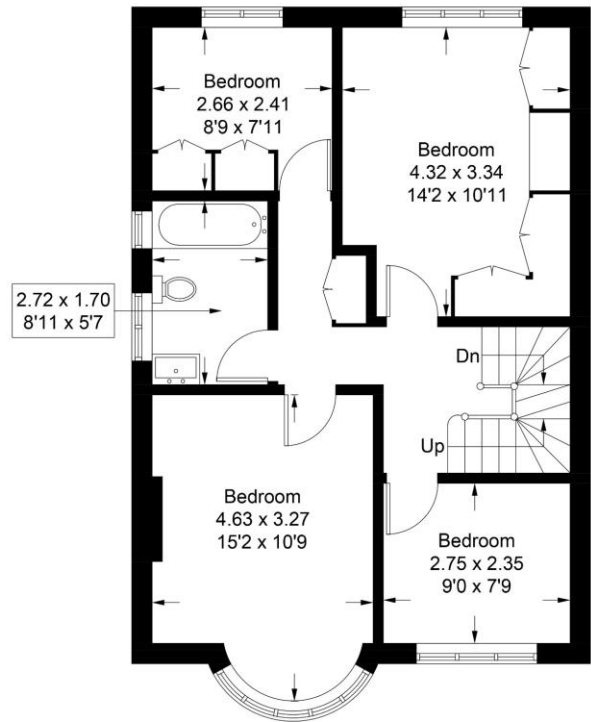
Total = 178.5 sq m / 1921 sq ft



Ground Floor



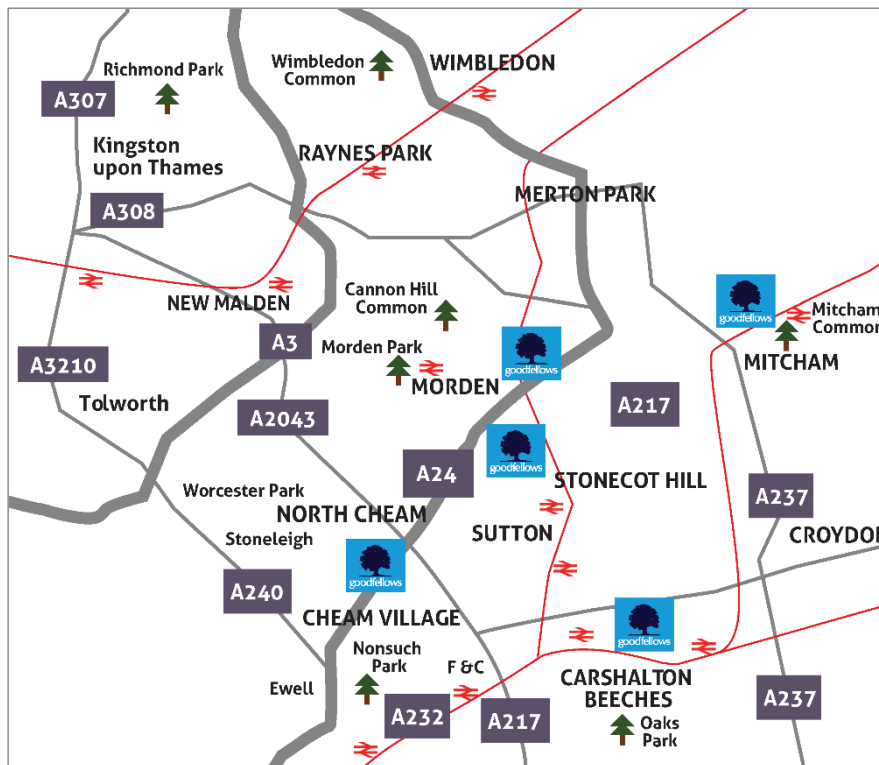
Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1070018)

Goodfellows Branch Network



Local Authority

London Borough of Sutton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

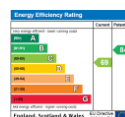
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For full EPC please contact the branch