



61 Alberta Avenue, Cheam, Sutton, SM1 2LG



Guide price £450,000

WH WATSON HOMES  
Estate Agents

# 61 Alberta Avenue

**Cheam Sutton, SM1 2LG**  
**Guide price £450,000**

Watson Homes are delighted to offer this two double bedroom end of terrace house. The property benefits from two reception rooms, excellent scope to extend s.t.p.p, a large rear garden, off street parking and NO ONWARD CHAIN.

Beyond the home itself, the location is exceptional. Well-served by local bus routes to Sutton and Carshalton, the area also benefits from West Sutton Station just a short walk away, offering direct services into Central London. Sutton High Street and Cheam Village are both within a five-minute drive, with a wide selection of supermarkets, cafés, and everyday amenities. Green spaces such as Seears Park and Perrett's Field are close at hand, and with several outstanding local schools nearby, this property is perfectly suited to family living.



## Accommodation

Obscure UPVC double glazed front door to..

Inner lobby

Wooden to..

Lounge

UPVC double glazed window to front aspect, single panel radiator, wood laminate flooring, picture rail, feature cast iron fireplace, under stairs storage cupboard housing "Worcester" combination boiler.

Dining room

Fireplace, wood laminate flooring, single panel



radiator, storage cupboard.

#### Kitchen

Range of fitted wall units with matching cupboards and drawers below, solid worktops with inlaid stainless steel sink and chrome mixer tap, space for cooker, space and plumbing for washing machine, breakfast bar, tiled splash back, UPVC double glazed window and door to rear aspect.

#### Bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, tiled flooring, part tiled walls, extractor fan, obscure UPVC double glazed window to rear aspect.

#### Stairs to 1st floor landed

UPVC double glazed window to side aspect.

#### Bedroom one

UPVC double glazed windows to front aspect, single panel radiator, feature cast iron fireplace, picture rail.

#### Bedroom two

UPVC double glazed windows to rear aspect, single panel radiator, picture rail.

#### Rear garden – approximately 130ft

Paved patio area and footpath to rear, mainly laid to lawn with raised flowerbeds at side, gated side access, fence enclosed, detached wooden workshop.

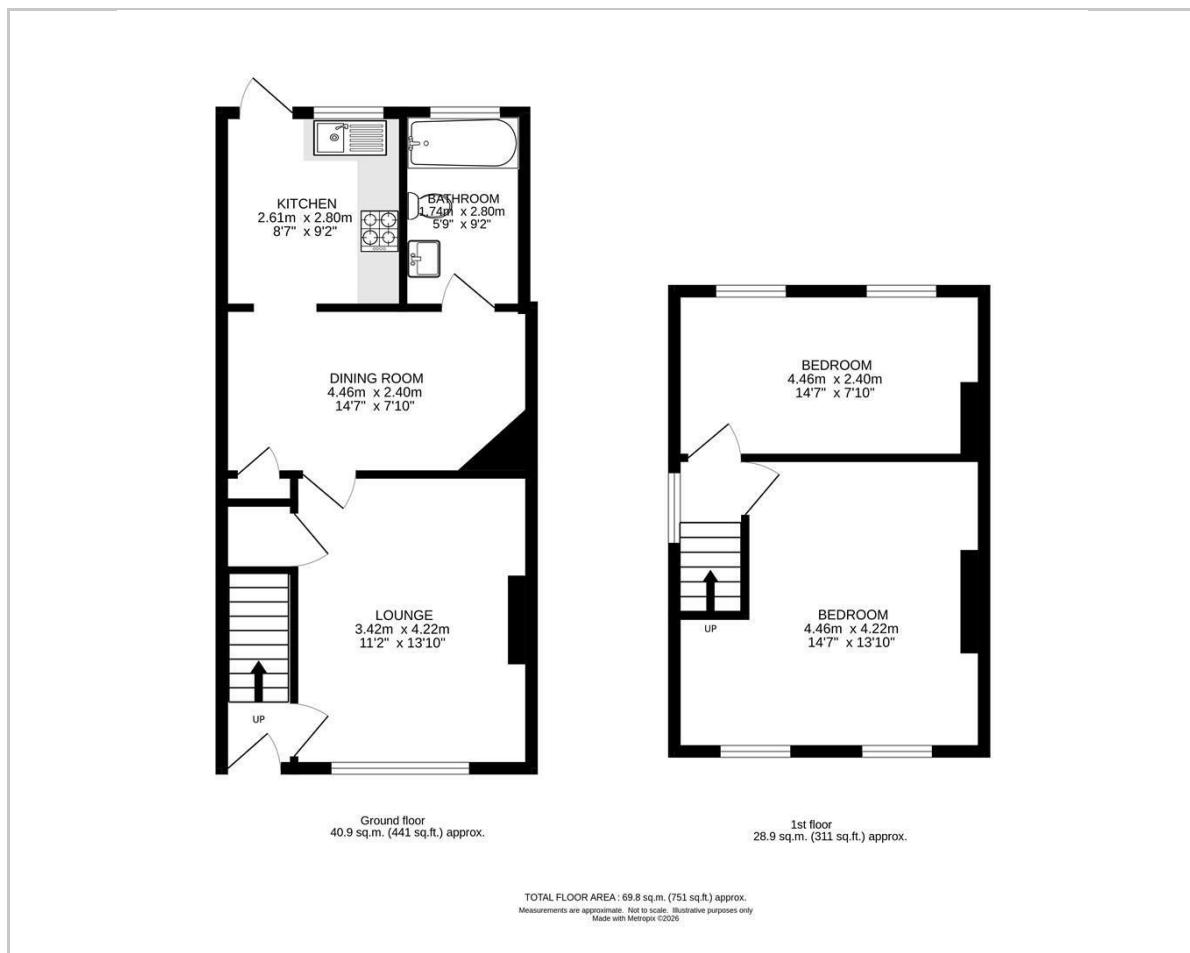
#### Front

Driveway providing off street parking.

#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

## Floor Plan



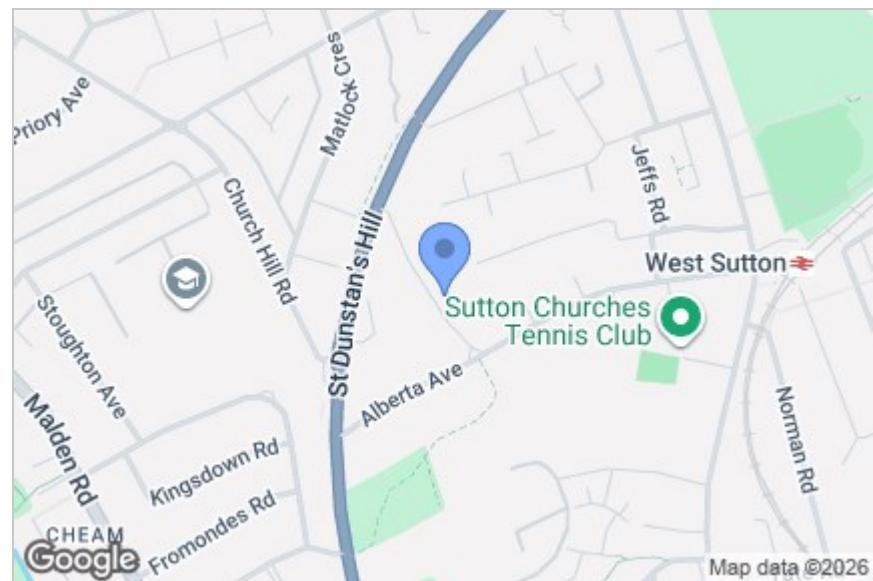
## Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

