

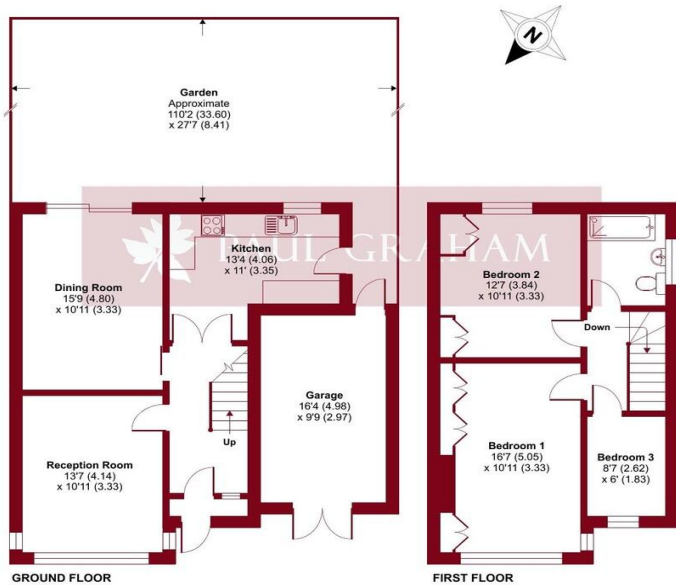


40 Brookfield Avenue, Sutton, SM1 3QF | **£550,000 Freehold**

A charming three-bedroom extended semi-detached house on the highly sought-after Poets Estate, within walking distance of Carshalton Station and close to well-regarded schools. Featuring a southerly-aspect rear garden extending to approximately 110 ft, a substantial attached garage and off-street parking, the property offers excellent scope for further rear and side extensions and a loft conversion, subject to planning permission. Offered with no onward chain and probate granted.

Brookfield Avenue, Sutton, SM1

Approximate Area = 1056 sq ft / 98.1 sq m
Garage = 160 sq ft / 14.9 sq m
Total = 1216 sq ft / 113 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1535346. © nrichcom 2026.



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

PORCH

ENTRANCE HALL

RECEPTION ROOM 13' 7" x 10' 11" (4.14m x 3.33m)

DINING ROOM 15' 9" x 10' 11" (4.8m x 3.33m)

KITCHEN 13' 4" x 11' 0" (4.06m x 3.35m)

BEDROOM 1 16' 7" x 10' 11" (5.05m x 3.33m)

BEDROOM 2 12' 7" x 10' 11" (3.84m x 3.33m)

BEDROOM 3 8' 7" x 6' 0" (2.62m x 1.83m)

BATHROOM

GARDEN 110' 2" x 27' 7" (33.58m x 8.41m)

GARAGE 16' 4" x 9' 9" (4.98m x 2.97m)

OFF ROAD PARKING

NO ONWARD CHAIN Executor Sale: Probate is granted

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