

1 Browning Avenue, Sutton, SM1 3QU
£800,000 - £850,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Offered to the market with a guide price of £800,000 – £825,000, this charming and impressively extended four-bedroom detached home sits proudly on the ever-popular Poets Estate in Sutton. Already benefiting from a substantial side extension, the property offers a wealth of versatile living space, including a spacious open-plan kitchen/diner, utility room, study/additional ground floor bedroom, and a conservatory. The standout master bedroom boasts its own en-suite and private terrace, while further highlights include an integral garage, off-street parking for multiple vehicles, and well-balanced accommodation throughout – ideal for growing families or multi-generational living. Located on Browning Avenue, this sought-after address combines peace and convenience, with excellent local schools, parks, and amenities all within easy reach. Carshalton train station is just a short walk away, offering direct connections into London, while the surrounding area is known for its strong community feel and family-friendly atmosphere. The Poets Estate remains a highly desirable neighbourhood for buyers seeking space, charm, and connectivity.



ROOMS

ENTRANCE HALL

RECEPTION ROOM 21' 2" x 10' 11" (6.45m x 3.33m)

KITCHEN/DINING ROOM 21' 5" x 14' 5" (6.53m x 4.39m)

STUDY 14' 10" x 7' 6" (4.52m x 2.29m)

CONSERVATORY 29' 7" x 11' 0" (9.02m x 3.35m)

LANDING

BEDROOM 1 18' 1" x 16' 10" (5.51m x 5.13m)

EN SUITE SHOWER ROOM

BEDROOM 2 11' 11" x 9' 11" (3.63m x 3.02m)

BEDROOM 3 10' 1" x 8' 10" (3.07m x 2.69m)

BEDROOM 4 10' 7" x 8' 11" (3.23m x 2.72m)

FAMILY BATHROOM

GARAGE 15' 6" x 14' 4" (4.72m x 4.37m)

SHED 14' 7" x 11' 9" (4.44m x 3.58m)

GARDEN

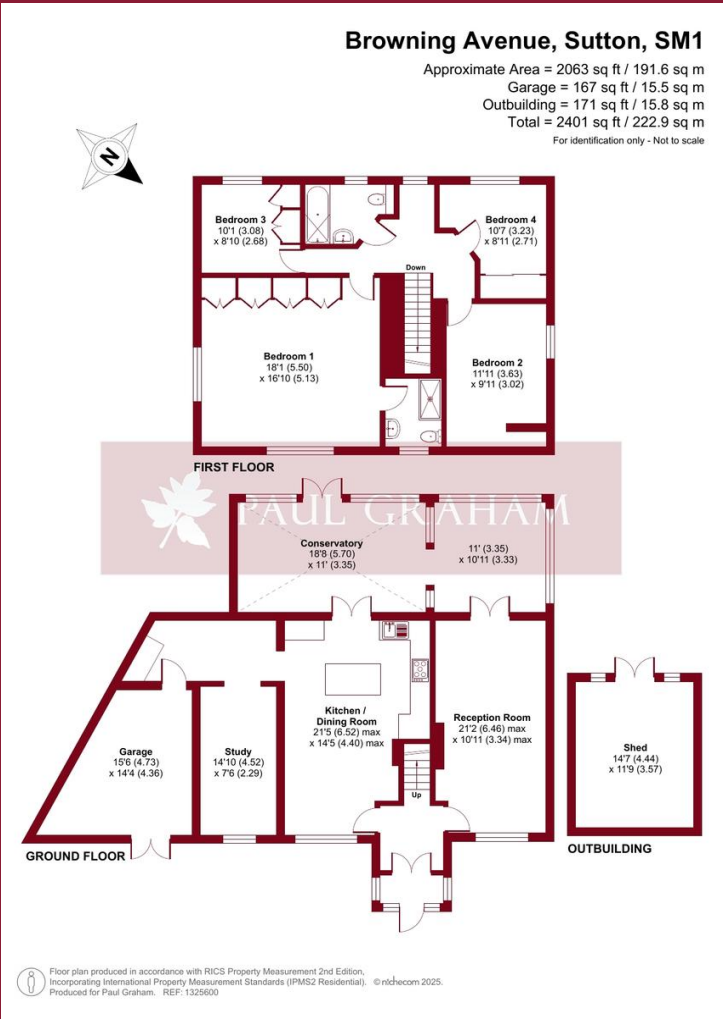
OFF ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

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