

42 Browning Avenue, Sutton, SM1 3QU  
£650,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

This superb three-bedroom semi-detached home is situated in the ever-popular 'Poets Estate' and is presented in excellent condition throughout. The ground floor features a bay-fronted snug, a bright sitting room with direct garden access, and an impressive extended kitchen/dining room, ideal for family living and entertaining. Upstairs offers three well-proportioned bedrooms and a modern family bathroom. Outside, you'll find a generous rear garden, off-street parking, and an integral garage. Positioned in a prime spot within the sought-after Poets Estate, the property is ideally located for families and commuters alike. It's within walking distance of Carshalton station, providing excellent transport links into London, and close to a selection of well-regarded local schools. The area also offers a strong sense of community, with nearby parks, local shops, and amenities all within easy reach. Vendor suited and offering potential to extend further (STPP), this is a fantastic opportunity not to be missed.



## ROOMS

### ENTRANCE HALL

**SNUG** 12' 7" x 11' 10" (3.84m x 3.61m)

**SITTING ROOM** 14' 10" x 10' 11" (4.52m x 3.33m)

**KITCHEN/DINING ROOM** 15' 0" x 11' 5" (4.57m x 3.48m)

### WC

**GARAGE** 13' 9" x 7' 11" (4.19m x 2.41m)

### LANDING

**BEDROOM 1** 15' 2" x 11' 5" (4.62m x 3.48m)

**BEDROOM 2** 13' 1" x 11' 4" (3.99m x 3.45m)

**BEDROOM 3** 8' 10" x 6' 8" (2.69m x 2.03m)

### BATHROOM

**GARDEN** 71' 6" x 30' 8" (21.79m x 9.35m)

### OFF-ROAD PARKING

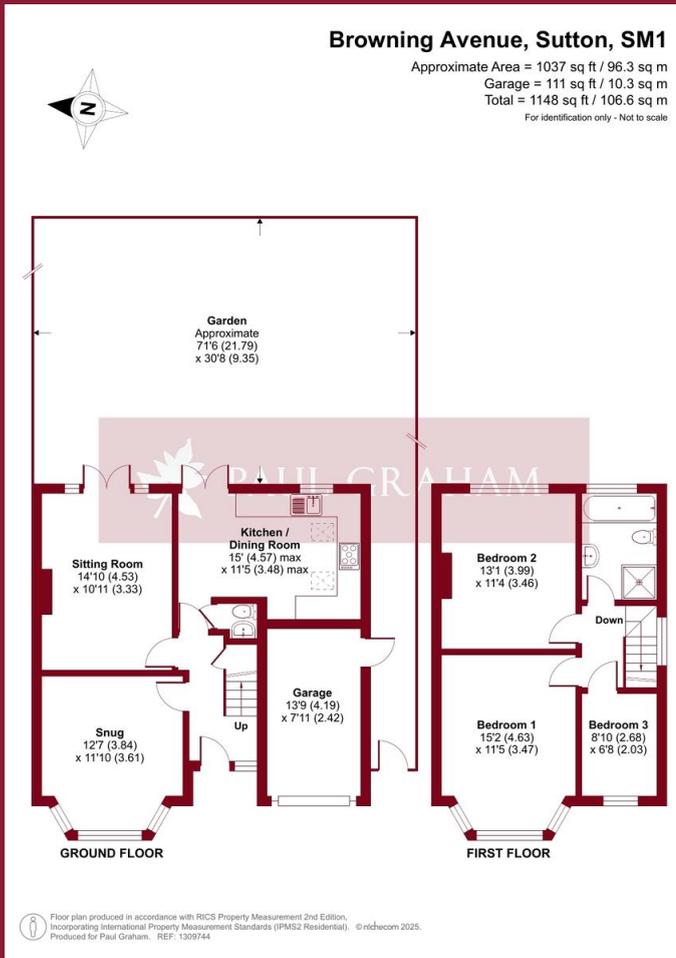
### VENDOR SUITED



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# FLOOR PLAN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 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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