



PAUL GRAHAM

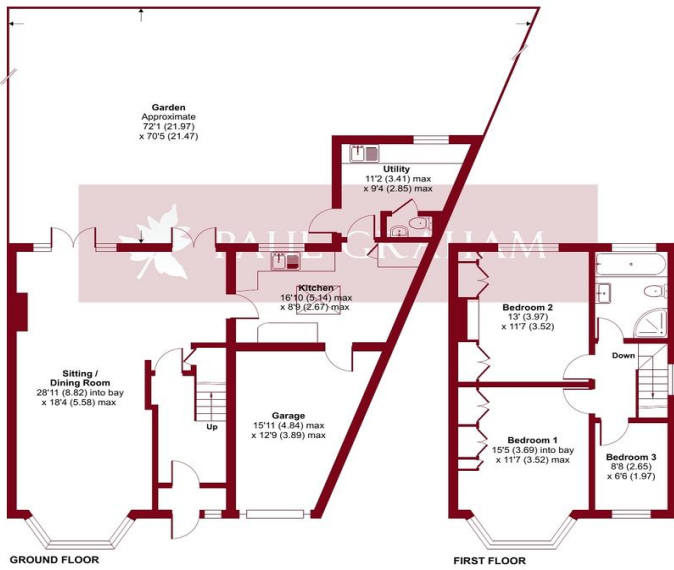


2 Browning Avenue, Sutton, SM1 3QU | **Guide Price £675,000 Freehold**

A bright and spacious three bedroom semi detached house which has been extended on the ground floor. The property is ideally located in the highly sought after 'Poets Estate' and is offered with no onward chain.

Browning Avenue, Sutton, SM1

Approximate Area = 1244 sq ft / 115.5 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1402 sq ft / 130.1 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). © ncthem 2025. Produced by Paul Graham. REF: 1333982

ENTRANCE HALL

SITTING/DINING ROOM 28' 11" x 18' 4" (8.81m x 5.59m) Max

KITCHEN 16' 10" x 8' 9" (5.13m x 2.67m)

DOWNSTAIRS WC

UTILITY ROOM 11' 2" x 9' 4" (3.4m x 2.84m)

FIRST FLOOR LANDING

BEDROOM 1 15' 5" x 11' 7" (4.7m x 3.53m) Max into bay

BEDROOM 2 13' x 11' 7" (3.96m x 3.53m)

BEDROOM 3 8' 8" x 6' 6" (2.64m x 1.98m)

BATHROOM

GARDEN 72' 1" x 70' 5" (21.97m x 21.46m) Approximate Maximum

GARAGE 15' 11" x 12' 9" (4.85m x 3.89m)

PARKING TO FRONT



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		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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