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24 Shirley Avenue, Sutton, SM1 3QT



Offers over £625,000

**WH WATSON HOMES**  
Estate Agents

# 24 Shirley Avenue

## Sutton, SM1 3QT

Watson Homes are delighted to offer this popular style three bedroom extended family home. The property offers two good size reception rooms, a utility room, a downstairs WC, a stunning rear garden, a garage, off street parking and no onward chain.

The property is located in the sought after Poets Estate, with popular schools in the area consisting of St Philomena's, Greenshaw, Sutton Grammar and Sutton High School GDST as well as St Marys Primary, Manor Park Primary School & Robin Hood Infants School to name a few. There is the lovely Grove Park, Carshalton Village with its parks and ponds which offers local green space to enjoy. Carshalton rail station offering both Southern & Thameslink services is within a mile radius.



### Accommodation

Sheltered entrance

Part glazed wooden front door to

Entrance hall  
Double glazed leaded light window to front aspect, covered radiator, ceiling rose, picture rail.

Lounge  
Double glazed leaded light bay window to front aspect, double panel radiator, coved ceiling and ceiling rose, open fireplace with wooden mantelpiece.

Dining room  
Large UPVC double glazed bay window to rear aspect, single panel radiator, open fireplace with wooden mantelpiece, coved ceiling and ceiling rose.

Kitchen  
Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, inset gas hob with extractor fan above and oven/grill at side, breakfast bar area, display cabinet, tiled splash back, large storage cupboard - housing meters, archway to..

Utility room  
Range of fitted wooden wall units with matching





cupboards and drawers below, granite effect roll top work surface with inset stainless steel sink and chrome taps, space and plumbing for washing machine and tumble dryer, wall mounted boiler, tiled splash back, access to garage, double glazed sliding door to rear aspect.

**Downstairs WC.**  
Consisting of low-level pushbutton flush WC.

**Stairs to 1st floor landing**  
Obscure leaded light double glazed window to side aspect, picture rail, ceiling rose, loft access.

**Bedroom one**  
Double glazed leaded light bay window to front aspect, single panel radiator, fitted wardrobes and dressing area, coved ceiling.

**Bedroom two**  
UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobes, coved ceiling.

**Bedroom three**  
Leaded light double glazed window to front aspect, single panel radiator.

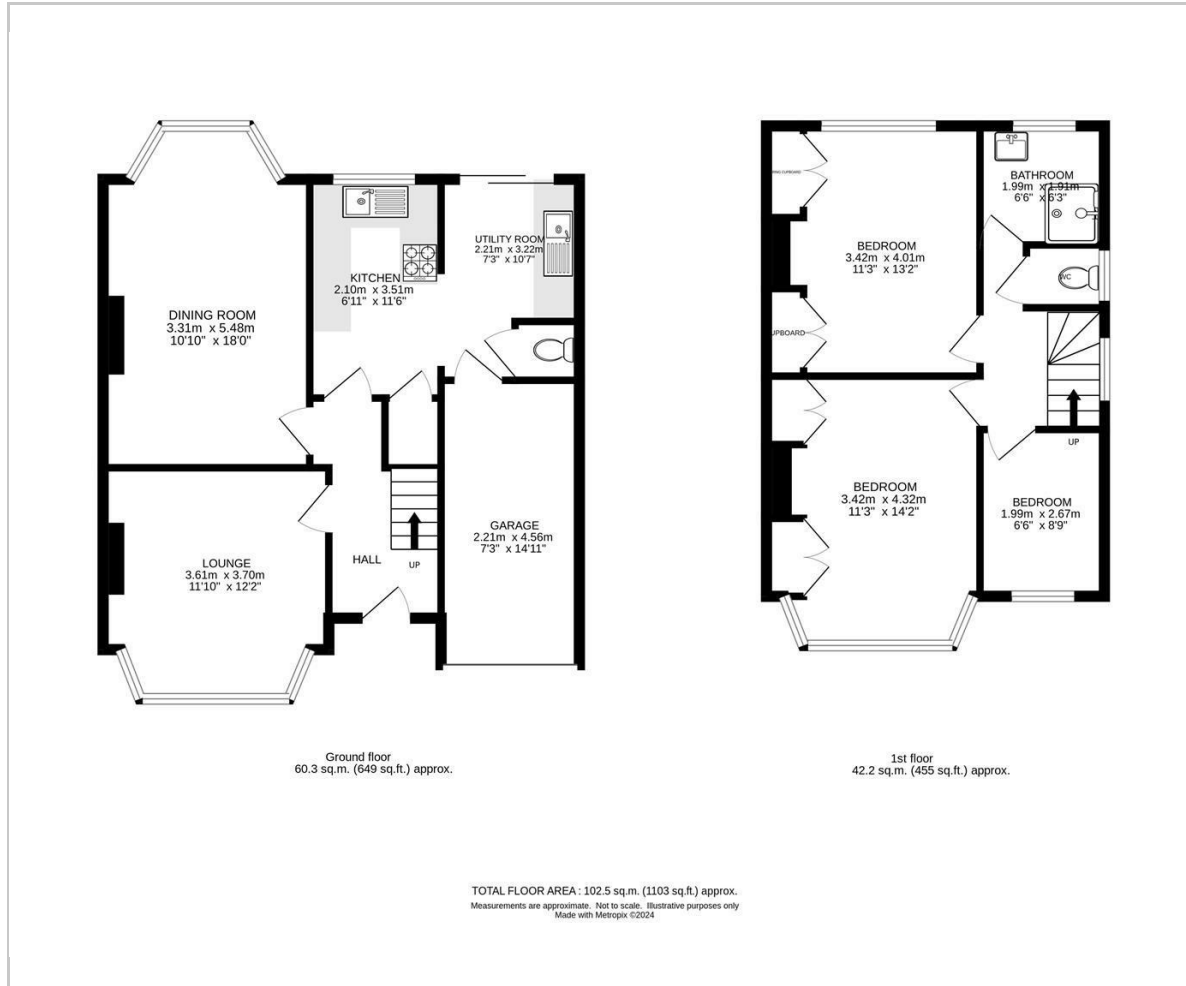
**Bathroom**  
Modern suite, consisting of tiled walk in cubicle with thermostatic shower and glass side screen, large wash hand basin with chrome mixer tap and storage cupboard below, tiled walls, obscure UPVC double glazed to rear aspect.

**Separate WC.**  
Matching suite, consisting of low-level push button flush WC, single panel radiator and obscure double glazed window to side aspect.

**Rear garden approximately 80ft (South facing)**  
Large paved patio area, leading to lawn section with mature shrubs at rear decked seating area, fence enclosed, outside tap.

**Garage at side**  
Electric roller shutter door at front.

## Floor Plan

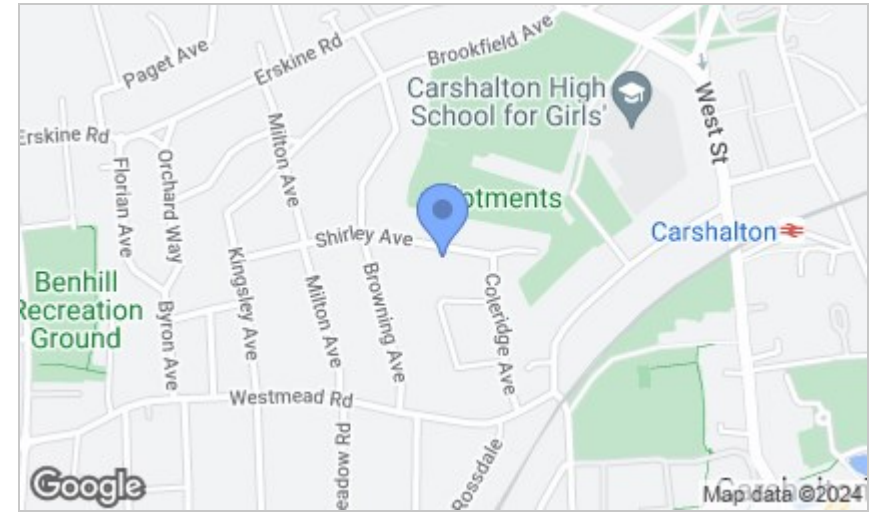


## Viewing

Please contact our Watson Homes Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

