

Butlers
thoughtful estate agency



Shirley Avenue
Sutton, SM1 3QT

Offers over £750,000



Shirley Avenue

Sutton, SM1 3QT

Having been extended, this beautiful 4 bedroom semi-detached family home has so much to offer, both inside & out. Situated in one of the most desirable locations in the Poets Estate, you are on an extremely quiet & friendly road close to wonderful greenery, also being on the doorstep of fabulous amenities and transport links, such as Carshalton station that provides quick links into the City. Shirley Avenue will continue to surpass your expectations, as it's just a short distance to Sutton & Carshalton, with you having outstanding schooling in close proximity. Despite all of this convenience, sitting in your fantastic level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or have friends over. Inside your home, you can't fail to be impressed by the amount of space, as this is a house that has been totally remodeled from the original layout to now be a thoroughly modern house for families - and being in the sort of condition you can just unpack your bags and move straight in. Upstairs, there are four bedrooms and 2 bathrooms (one being en-suite) for maximum convenience, with a loft room on the second floor. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. There is a fabulous, light and airy though lounge and cloakroom, with access to the garage that could even be converted to another reception if desired. The extended kitchen has ample workspace and space for a table, meaning you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills. Outside, the aforementioned garden will be everything you've ever dreamed of, with the icing on the cake being the large multi purpose outbuilding that could be used as a home office, gym or even a games room, which also boasts power and light. To the front, a large driveway provides ample off-street parking.





GROUND FLOOR

Hallway

Living/Dining Room

28'5 x 11'11 maximum (8.66m x 3.63m maximum)

Kitchen/Breakfast Room

15'3 x 14'11 maximum (4.65m x 4.55m maximum)

Lobby

Cloakroom

FIRST FLOOR

Landing

Bedroom

15'1 x 11'5 maximum (4.60m x 3.48m maximum)

En-Suite

6'7 x 6'7 (2.01m x 2.01m)

Bedroom

13'1 x 11'4 maximum (3.99m x 3.45m maximum)

Bedroom

13'1 x 11'4 (3.99m x 3.45m)

Bedroom

8'10 x 7'1 (2.69m x 2.16m)

Family Bathroom

9' x 6'8 (2.74m x 2.03m)

SECOND FLOOR

Loft Room

14'1 x 11'2 maximum (4.29m x 3.40m maximum)

OUTSIDE

Driveway

Garage

Rear Garden

Multi-Purpose Outbuilding

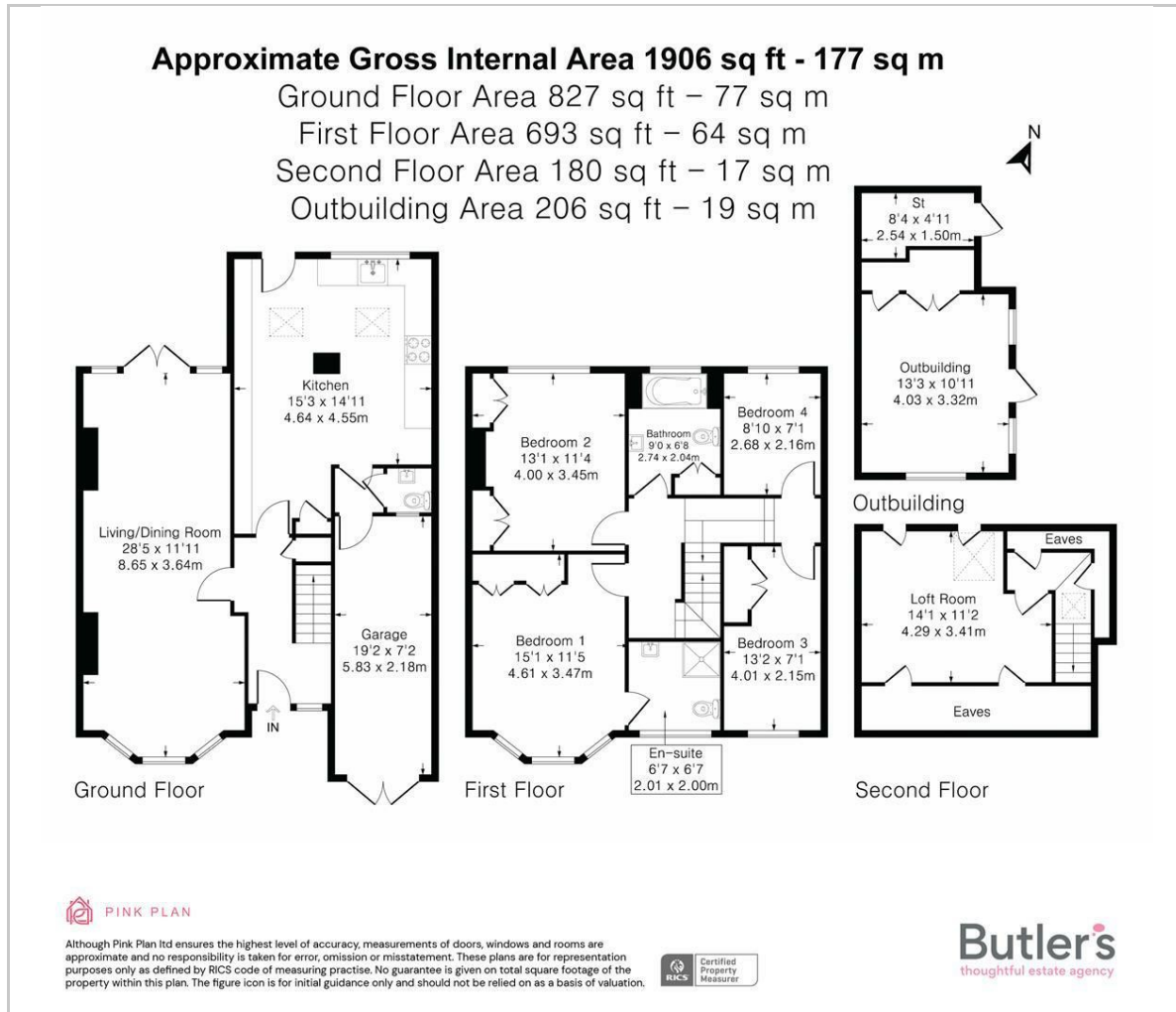
13'3 x 10'11 (4.04m x 3.33m)

Storage

8'4 x 4'11 maximum (2.54m x 1.50m maximum)



Floor Plan



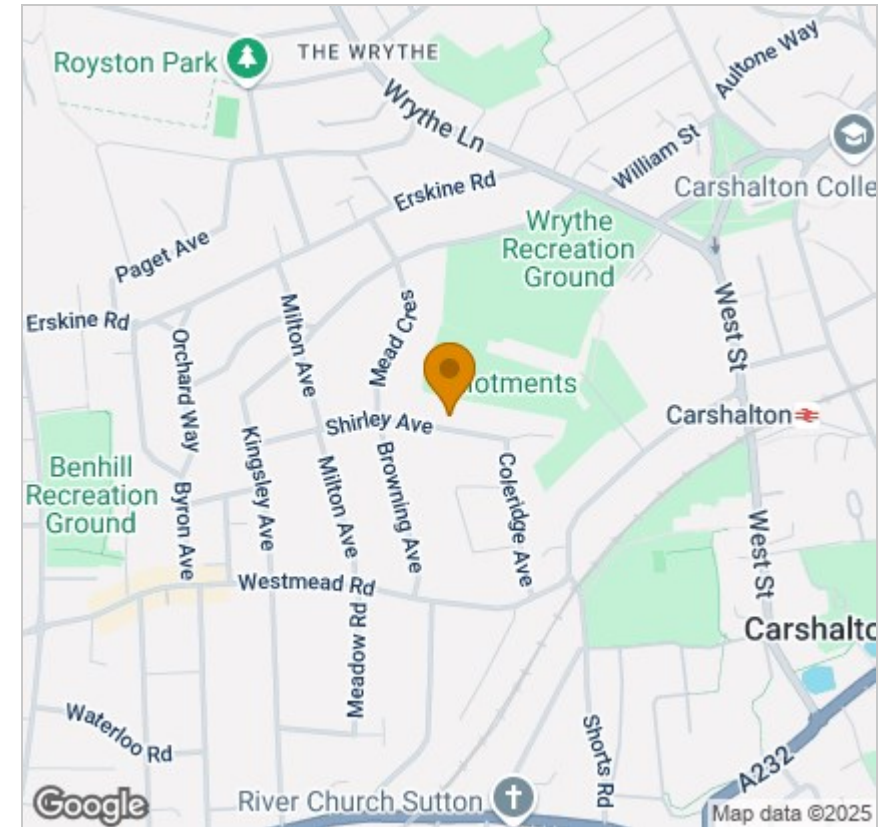
Viewing

Please contact our Butler's Sales Office on 020 39 170 160
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

