



Paget Avenue  
Sutton, SM1 3BE  
Guide price £525,000





Paget Avenue, Sutton, SM1 3BE

GUIDE PRICE £525,000 - £550,000 Positioned in one of Sutton's most convenient residential locations, this lovely home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living on the doorstep of fabulous amenities, open spaces, schools and transport links? Paget Avenue will surpass your expectations, as it's just a short distance to both Sutton & Carshalton, with excellent schooling close by. Carshalton station within short walking distance and bus stops round the corner - you'll be from your sofa to London in just under an hour. Despite all of this, looking onto your mature 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 even have a few friends over. Inside, the house has a fantastic layout as the property was altered and works so well with family living. Upstairs, there are three bedrooms, with 2 great sized doubles and a single, synonymous with this period of build. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous through lounge is great for cozy nights in, with plenty of flexible dining space for get togethers and dinner parties, something you've probably been dreaming of for some time now. If we're on the money with the latter, the enlarged kitchen means you can cook up a storm to impress! With your own front & rear garden, garage to the rear and an additional downstairs WC, Paget avenue is waiting for you to come along and make it your own!



GROUND FLOOR

Hallway

Dining Area  
11'9 x 10'6 (3.58m x 3.20m)

Living Area  
12'10 x 10'6 (3.91m x 3.20m)

Kitchen  
14'1 x 10'1 (4.29m x 3.07m)

Conservatory  
8'11 x 8'8 (2.72m x 2.64m)

FIRST FLOOR

Bedroom  
13 x 10'4 (3.96m x 3.15m)

Bedroom  
11'8 x 10'5 (3.56m x 3.18m)

Bedroom  
6'10 x 6'2 (2.08m x 1.88m)

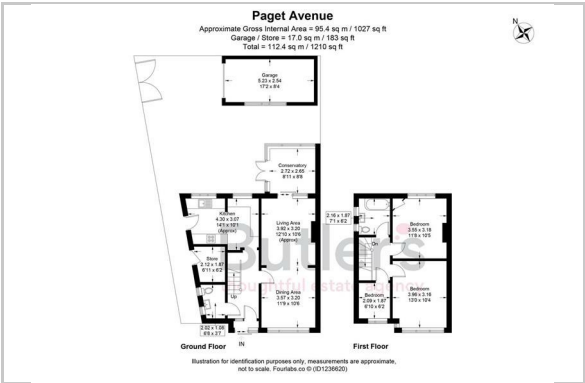
Bathroom  
7'1 x 6'2 (2.16m x 1.88m)

- OUTSIDE
- Front Garden
  - Rear Garden
  - Garage

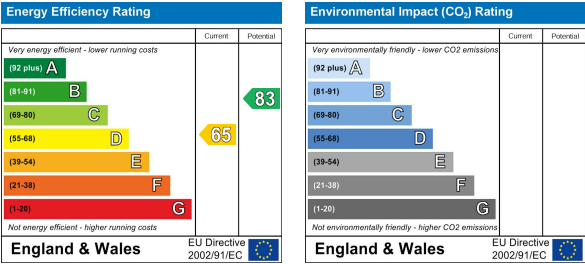
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.