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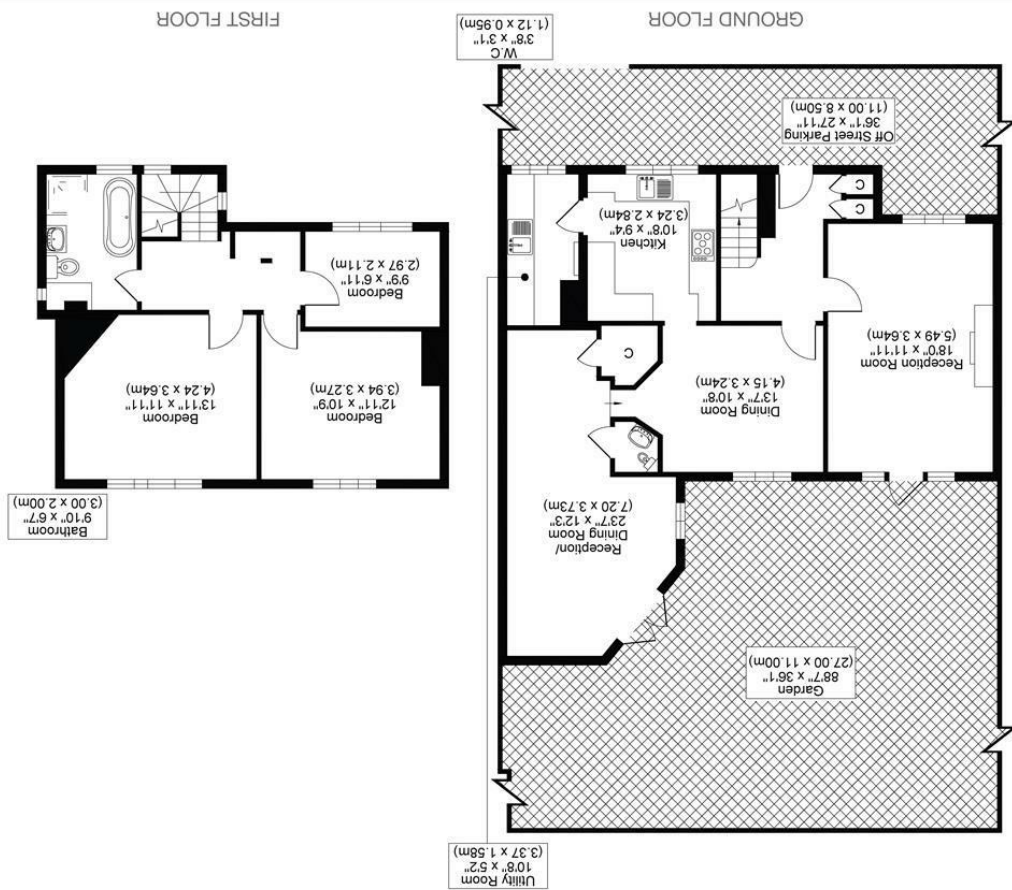
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



AVENUE ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA 1421 SQ.FT (132 SQ.M)



CHRISTIES



SITUATED ON THE PICTURESQUE AVENUE ROAD IN SUTTON, THIS DELIGHTFUL SEMI-DETACHED HOUSE PERFECTLY BALANCES TRADITIONAL CHARM WITH MODERN COMFORT. BOASTING THREE GENEROUSLY SIZED RECEPTION ROOMS, THE PROPERTY OFFERS VERSATILE LIVING SPACES IDEAL FOR BOTH EVERYDAY RELAXATION AND STYLISH ENTERTAINING. THE THOUGHTFULLY DESIGNED LAYOUT ENSURES A SMOOTH FLOW BETWEEN THE LIVING AREAS, CREATING A WELCOMING AND FUNCTIONAL ENVIRONMENT, PERFECT FOR FAMILIES OR THOSE WHO LOVE TO HOST. THE HOUSE FEATURES THREE WELL-PROPORTIONED BEDROOMS, EACH OFFERING A COMFORTABLE RETREAT AT THE END OF THE DAY. THE BATHROOM IS CONVENIENTLY LOCATED, ENSURING EASE OF ACCESS FOR ALL RESIDENTS. THE PROPERTY RETAINS MANY ORIGINAL FEATURES, ADDING TO ITS CHARM AND APPEAL, WHILE ALSO PROVIDING THE OPPORTUNITY FOR PERSONALISATION TO SUIT YOUR TASTE. ADDING TO ITS APPEAL, THE HOME BENEFITS FROM A LARGE DRIVEWAY, PROVIDING AMPLE OFF-STREET PARKING, AND A GENEROUS GARDEN, PERFECT FOR OUTDOOR ENTERTAINING, FAMILY ACTIVITIES, OR SIMPLY ENJOYING SOME PEACEFUL TIME IN NATURE. SITUATED IN A DESIRABLE LOCATION, THIS HOME BENEFITS FROM PROXIMITY TO LOCAL AMENITIES, SCHOOLS, AND PARKS, MAKING IT AN EXCELLENT CHOICE FOR FAMILIES. THE SURROUNDING AREA IS KNOWN FOR ITS FRIENDLY COMMUNITY ATMOSPHERE AND CONVENIENT TRANSPORT LINKS, ENSURING EASY ACCESS TO NEARBY TOWNS AND CITIES. THIS HOUSE ON AVENUE ROAD IS A WONDERFUL OPPORTUNITY FOR THOSE SEEKING A HOME WITH CHARACTER AND SPACE IN A VIBRANT NEIGHBOURHOOD. WHETHER YOU ARE LOOKING TO SETTLE DOWN OR INVEST, THIS PROPERTY IS SURE TO IMPRESS. DO NOT MISS THE CHANCE TO MAKE THIS HOUSE YOUR NEW HOME.

- SOUGHT AFTER LOCATION
- LARGE DRIVEWAY & GARDEN
- THREE BEDROOMS & THREE RECEPTIONS!
- EPC BAND D
- COUNCIL TAX BAND E

