



34 Byron Gardens

Sutton, SM1 3QG

Asking price £625,000

This beautifully maintained and much-loved family home has been thoughtfully extended to the side and rear, creating a spacious and versatile living environment in one of the area's most sought-after residential locations.

Upon entering through the large hallway with its striking exposed staircase, you'll find a front-facing reception room (or optional fourth bedroom) complete with fitted wardrobes. The generous living room, enhanced by low-voltage spotlighting, flows seamlessly into a bespoke kitchen and breakfast area — a perfect space for family life and entertaining, with direct access to the garden.

The high-specification kitchen boasts elegant marble worktops and splash backs, a comprehensive range of eye and base-level units, integrated appliances, and dual skylights that flood the room with natural light. Additional ground floor features include a practical laundry area, a pantry, and a luxurious, fully tiled shower room with a window and heated towel rail.

Upstairs, there are three well-proportioned bedrooms, a stylish modern family bathroom, and access to a converted loft via a pull-down ladder — ideal as a home office or storage space, complete with fitted units and twin Velux windows.

Outside, the sunny rear garden offers a sociable space for relaxing and entertaining, with a large decked terrace and pergola leading down to a well-kept lawn. Two storage sheds/outbuildings sit on hard standing and are equipped with power and lighting.

To the front, there is off-street parking for two to three cars.

- Highly coveted "Poets Estate" location
- Extended and contemporary themed family home
- Bright and spacious interior
- Wood & tiled flooring throughout
- New, serviced combination boiler
- Full width kitchen breakfast room
- Three / four bedrooms
- Downstairs shower room & 1st floor bathroom
- Large timber decked terrace with pergola
- Walking distance to Carshalton train station

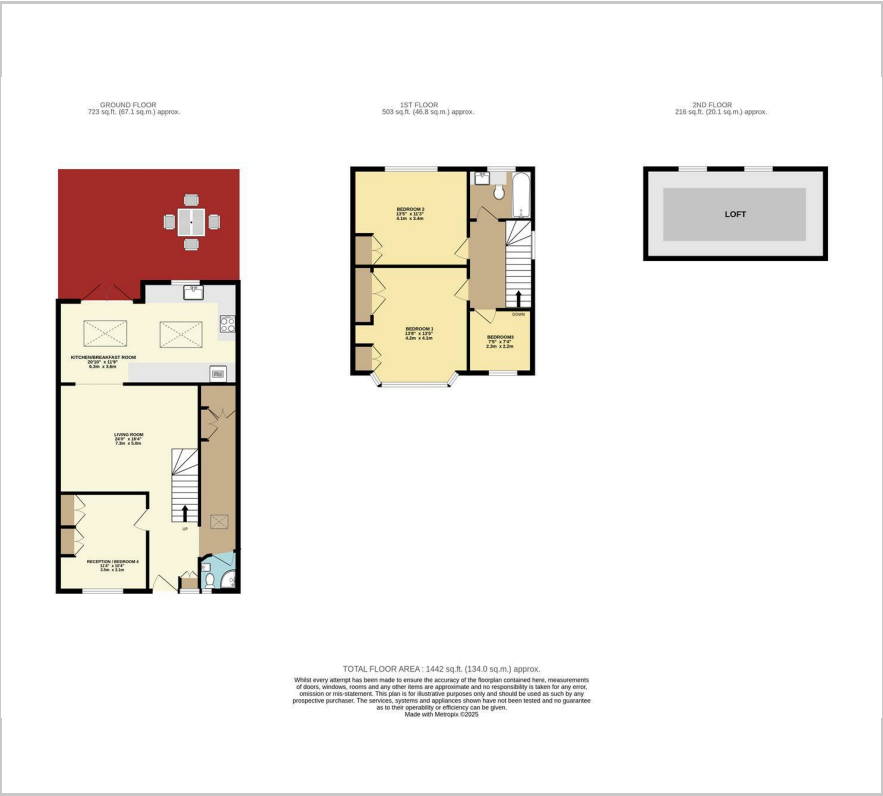
Viewing

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if you wish to arrange a viewing appointment for this property or require further information.



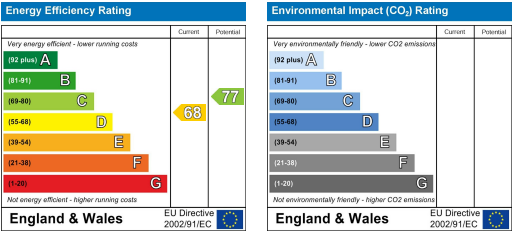
Floor Plan



Area Map



Energy Efficiency Graph



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