



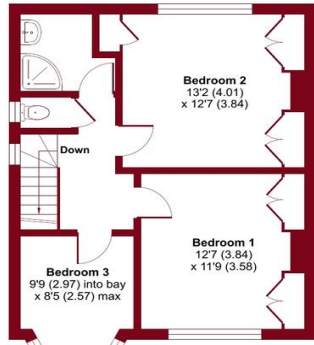
5 Prior Avenue, Sutton, SM2 5HX | **Guide Price £650,000 Freehold**

A superb 3 bedroom semi-detached house ideally located on a highly sought-after road between South Sutton and Carshalton Beeches. Set in the highly popular South Sutton area, this enchanting semi-detached family home offers an unmissable opportunity. Featuring three generously sized double bedrooms, this property provides ample space for comfortable family living.

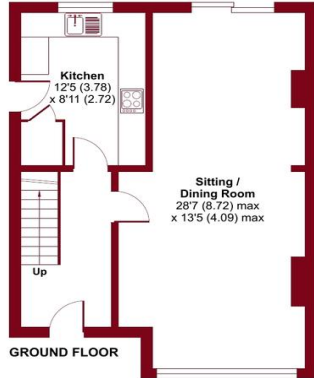


Prior Avenue, Sutton, SM2

Approximate Area = 1087 sq ft / 101 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1007919



ENTRANCE HALL

SITTING/DINING ROOM 28' 7" x 13' 5" (8.71m x 4.09m)

KITCHEN 12' 5" x 8' 11" (3.78m x 2.72m)

LANDING

BEDROOM 1 12' 7" x 11' 9" (3.84m x 3.58m)

BEDROOM 2 13' 2" x 12' 7" (4.01m x 3.84m)

BEDROOM 3 9' 9" x 8' 5" (2.97m x 2.57m)

SHOWER ROOM

SEPARATE WC

DRIVEWAY

GARDEN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk