



25 Byron Gardens, Sutton, SM1 3QG | **Guide Price £525,000 Freehold**

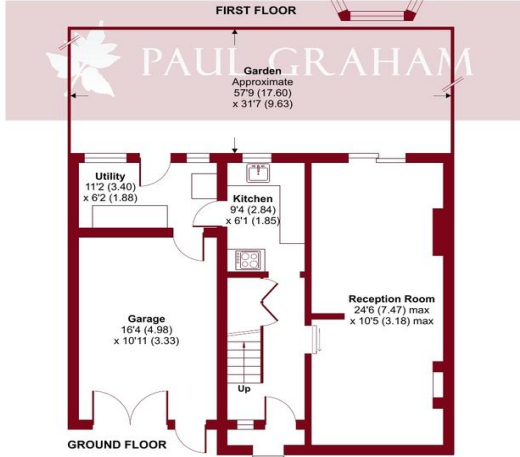
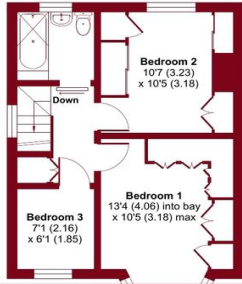
This charming three-bedroom semi-detached house is located in the highly sought-after 'Poets Estate' and is offered to the market with no onward chain. The property features a spacious lounge and a separate kitchen. The house offers ample potential for extension (subject to planning permission), making it a great opportunity for those looking to add their personal touch. Additional features include a garage to the side, off-street parking, and a sunny rear garden.



## Byron Gardens, Sutton, SM

Approximate Area = 882 sq ft / 81.9 sq m  
Garage = 174 sq ft / 16.2 sq m  
Total = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1165876. © rics.com 2024.

## PORCH

## ENTRANCE HALL

**RECEPTION ROOM** 24' 6" x 10' 5" (7.47m x 3.18m)

**KITCHEN** 9' 4" x 6' 1" (2.84m x 1.85m)

**UTILITY ROOM** 11' 2" x 6' 2" (3.4m x 1.88m)

**GARAGE** 16' 4" x 10' 11" (4.98m x 3.33m)

**GARDEN** 57' 9" x 31' 7" (17.6m x 9.63m)

**BEDROOM 1** 13' 4" x 10' 5" (4.06m x 3.18m)

**BEDROOM 2** 10' 7" x 10' 5" (3.23m x 3.18m)

**BEDROOM 3** 7' 1" x 6' 1" (2.16m x 1.85m)

**BATHROOM**

**OFF ROAD PARKING**

**NO ONWARD CHAIN**



**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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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