

11 Milton Avenue, Sutton, SM1 3QB
Guide Price £750,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Situated in the highly sought-after Poets Estate, this charming three-bedroom detached home offers an excellent opportunity for those looking to personalise and expand (STPP). The property boasts two spacious reception rooms, a generous eat-in kitchen/dining area, and a downstairs WC, making it ideal for modern family living. The principal bedroom benefits from an en-suite, while the additional bedrooms are well-proportioned. A large rear garden with a summer house/garden office provides a fantastic outdoor retreat, and a garage to the side, along with off-road parking, ensures practicality and convenience.



ROOMS

ENTRANCE HALL

RECEPTION ROOM 17' 0" x 11' 5" (5.18m x 3.48m)

KITCHEN/DINING ROOM 26' 3" x 14' 9" (8m x 4.5m)

SITTING ROOM 14' 1" x 11' 5" (4.29m x 3.48m)

WC

GARDEN 96' 8" x 38' 11" (29.46m x 11.86m)

SUMMER HOUSE/GARDEN OFFICE 13' 11" x 10' 8" (4.24m x 3.25m)

GARAGE 17' 7" x 6' 8" (5.36m x 2.03m)

BEDROOM 1 15' 6" x 11' 3" (4.72m x 3.43m)

ENSUITE

BEDROOM 2 12' 4" x 11' 7" (3.76m x 3.53m)

BEDROOM 3 10' 0" x 9' 1" (3.05m x 2.77m)

BATHROOM

WC

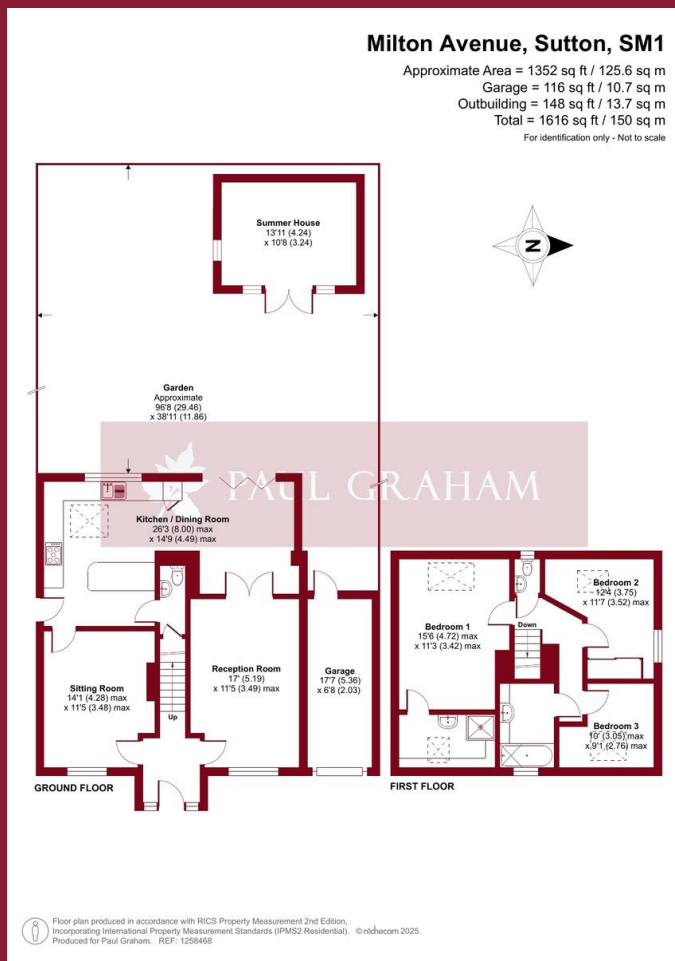
OFF ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.

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