

42 Browning Avenue, Sutton, SM1 3QU
£650,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

This superb three-bedroom semi-detached home is situated in the ever-popular 'Poets Estate' and is presented in excellent condition throughout. The ground floor features a bay-fronted snug, a bright sitting room with direct garden access, and an impressive extended kitchen/dining room, ideal for family living and entertaining. Upstairs offers three well-proportioned bedrooms and a modern family bathroom. Outside, you'll find a generous rear garden, off-street parking, and an integral garage. Positioned in a prime spot within the sought-after Poets Estate, the property is ideally located for families and commuters alike. It's within walking distance of Carshalton station, providing excellent transport links into London, and close to a selection of well-regarded local schools. The area also offers a strong sense of community, with nearby parks, local shops, and amenities all within easy reach. Vendor suited and offering potential to extend further (STPP), this is a fantastic opportunity not to be missed.



ROOMS

ENTRANCE HALL

SNUG 12' 7" x 11' 10" (3.84m x 3.61m)

SITTING ROOM 14' 10" x 10' 11" (4.52m x 3.33m)

KITCHEN/DINING ROOM 15' 0" x 11' 5" (4.57m x 3.48m)

WC

GARAGE 13' 9" x 7' 11" (4.19m x 2.41m)

LANDING

BEDROOM 1 15' 2" x 11' 5" (4.62m x 3.48m)

BEDROOM 2 13' 1" x 11' 4" (3.99m x 3.45m)

BEDROOM 3 8' 10" x 6' 8" (2.69m x 2.03m)

BATHROOM

GARDEN 71' 6" x 30' 8" (21.79m x 9.35m)

OFF-ROAD PARKING

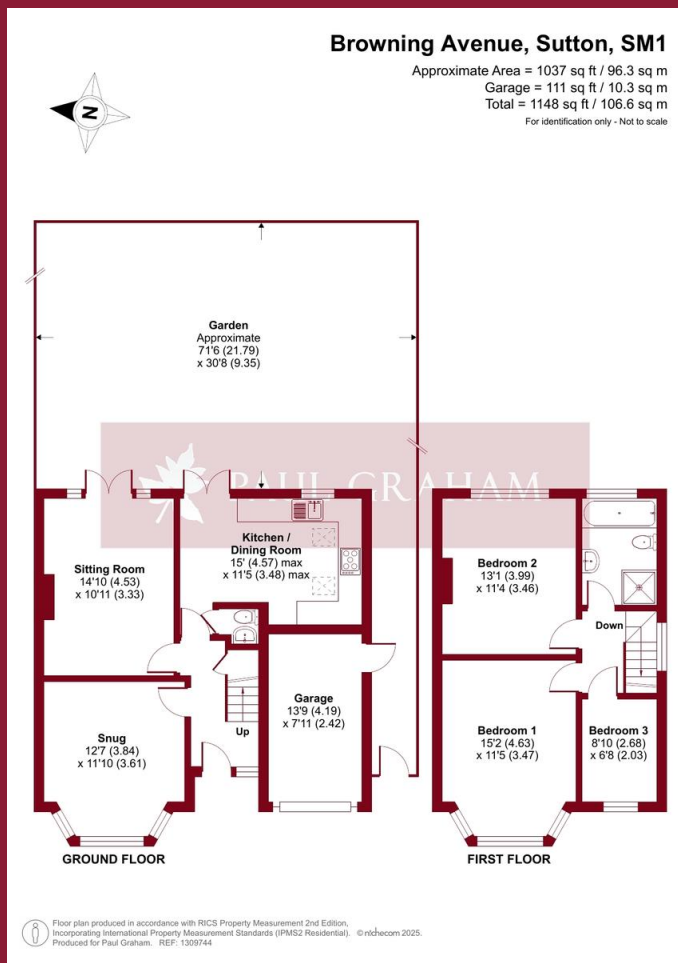
VENDOR SUITED



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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.

WALLINGTON

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

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

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

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk