

27 Browning Avenue, Sutton, SM1 3QU
Guide Price £775,000 Freehold



PAUL GRAHAM

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DESCRIPTION

A attractive three double bedroom extended detached period house, located in the highly sought after 'Poets Estate'. This charming detached home offers lots of character and spacious accommodation, featuring versatile living space, a large rear garden, garage, two garden sheds, and off-street parking. The property offers exceptional potential for extension (subject to the usual consents), making it an ideal choice for families or professionals. Situated in the highly coveted Poets Estate, this property benefits from a prime location close to excellent local schools, ideal for families. With Carshalton train station within walking distance, commuting is convenient and stress-free. The area boasts a tranquil yet well-connected environment, offering the perfect blend of community and accessibility. Shopping parades are nearby whilst the more comprehensive facilities of Sutton are easily reached.



ROOMS

HALLWAY

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

DINING ROOM 14' 3" x 11' 9" (4.34m x 3.58m)

KITCHEN 14' 8" x 7' 6" (4.47m x 2.29m)

SUN ROOM 11' x 3' 9" (3.35m x 1.14m)

STUDY 10' 9" x 8' 2" (3.28m x 2.49m)

LANDING

BEDROOM 1 14' 10" x 11' 8" (4.52m x 3.56m)

BEDROOM 2 14' 2" x 11' 9" (4.32m x 3.58m)

BEDROOM 3 11' 7" x 6' 9" (3.53m x 2.06m)

BATHROOM

SEPARATE WC

LEAN TO 14' 8" x 3' (4.47m x 0.91m)

GARAGE 15' 8" x 8' 5" (4.78m x 2.57m)

GARDEN 92' 6" x 40' 5" (Approximate)
(28.19m x 12.32m)

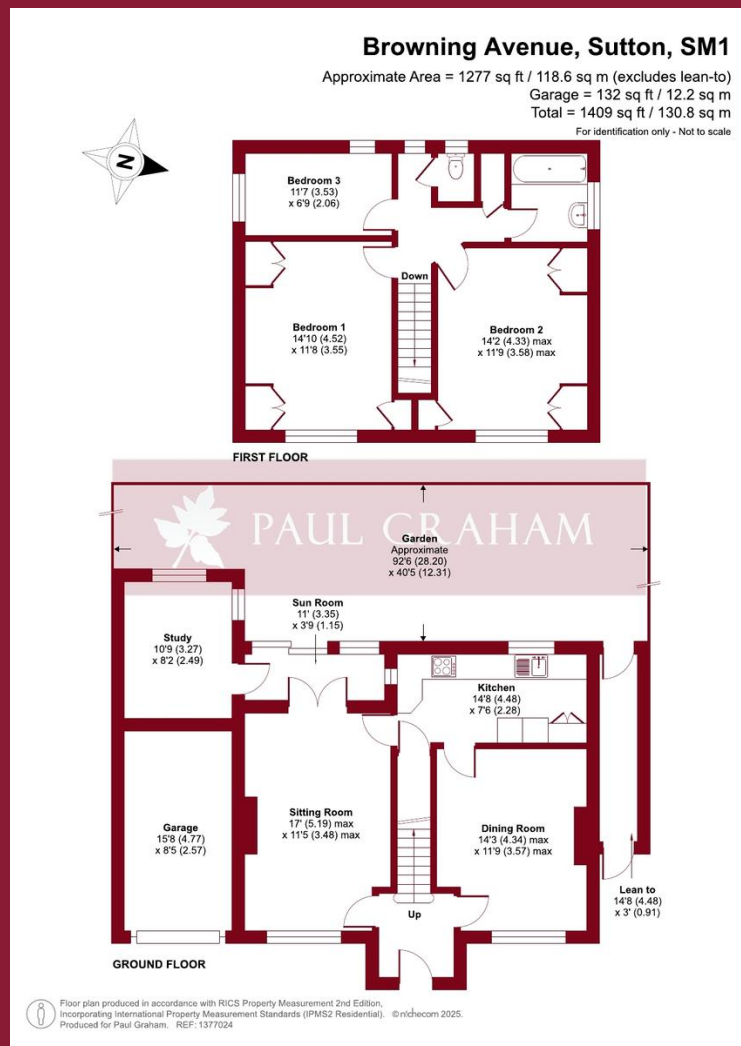
DRIVEWAY



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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.

WALLINGTON

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