



A generous family home with plenty of potential

exclusive to

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Poulton Avenue Sutton SM1 3PY

Carshalton Station (0.6 miles)
Sutton High Street (1.2 miles)
M25 Junction 8 (8.8 miles)

All times and distances are approximate

Located in this highly sought-after area and within easy reach of Carshalton Station, this charming three-bedroom semi-detached house presents an enticing opportunity to secure a family home with abundant potential for extension (STPP).

- | Porch
- | Hallway
- | Kitchen
- | Reception room
- | Conservatory
- | Three Bedrooms
- | Family Bathroom
- | West-Facing Garden
- | Off-Street Parking

Offers in Excess of £475,000





Ideally situated just over half a mile of Carshalton Station, this three-bedroom semi-detached house offers a fantastic opportunity to renovate into a generous family home, with significant potential for extension to the rear and into the loft, subject to obtaining the necessary consents. The property boasts a generously-sized West-facing garden with potential of adding a garage to the rear with access from the road behind. Additionally, there is driveway parking available at the front of the property. Internally, the house features three well-proportioned bedrooms, kitchen, a spacious through lounge and conservatory.

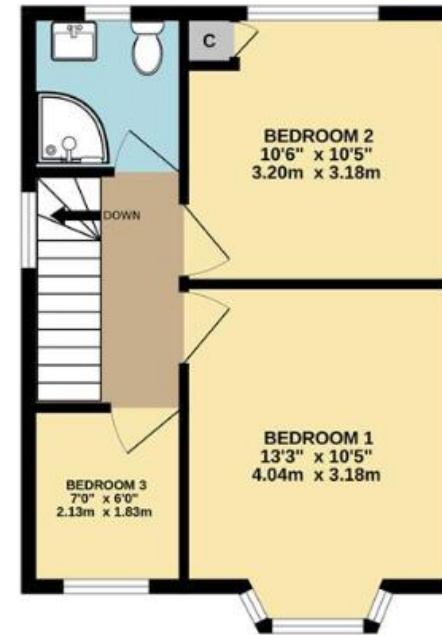
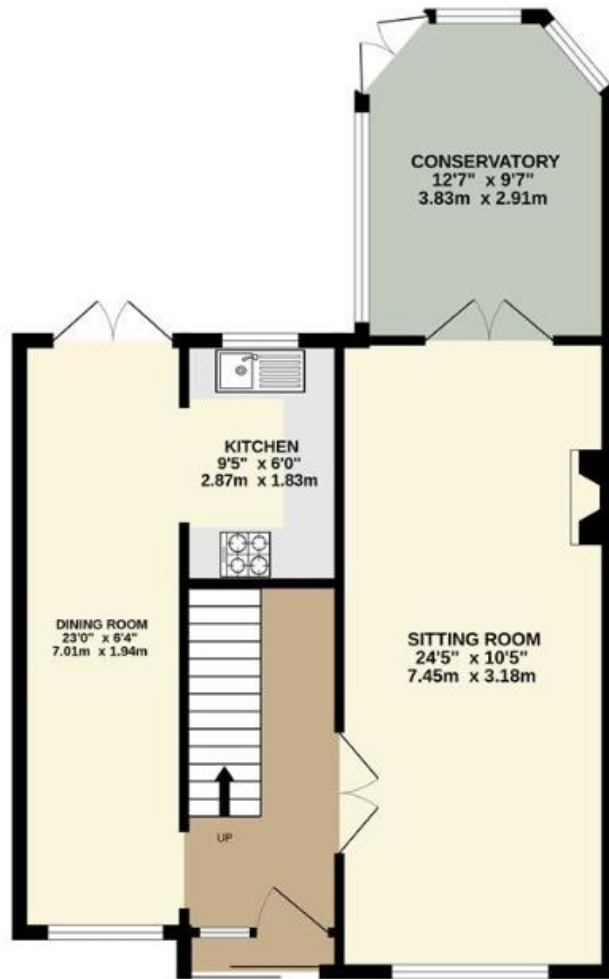


The property is positioned within this highly sought-after area with its popular schools consisting of St Philomena's, Greenshaw, Sutton Grammar and Sutton High School GDST as well as St Marys Primary, Manor Park Primary School and Robin Hood Infants School. You have Carshalton Village a short walk away with its numerous open spaces which offer great walks and parks to enjoy. Carshalton rail station offers both Southern & Thameslink services is within a mile radius.

Gas Central Heating | Double-Glazing Throughout | Potential for Further Enhancement (STPP) | Off-Street Parking | West-Facing Garden | Garage Potential to the Rear | Highly Sought-After Location | Modern Family Bathroom | Available With No Chain | Porch Entrance



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA
1,028 SQ FT / 95.5 SQ M

Tenure: Freehold
Local Authority: Sutton Council
Council Tax Band: D
All mains services
FFTP Broadband Available

To the best of our knowledge on production of this brochure

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a viewing appointment

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