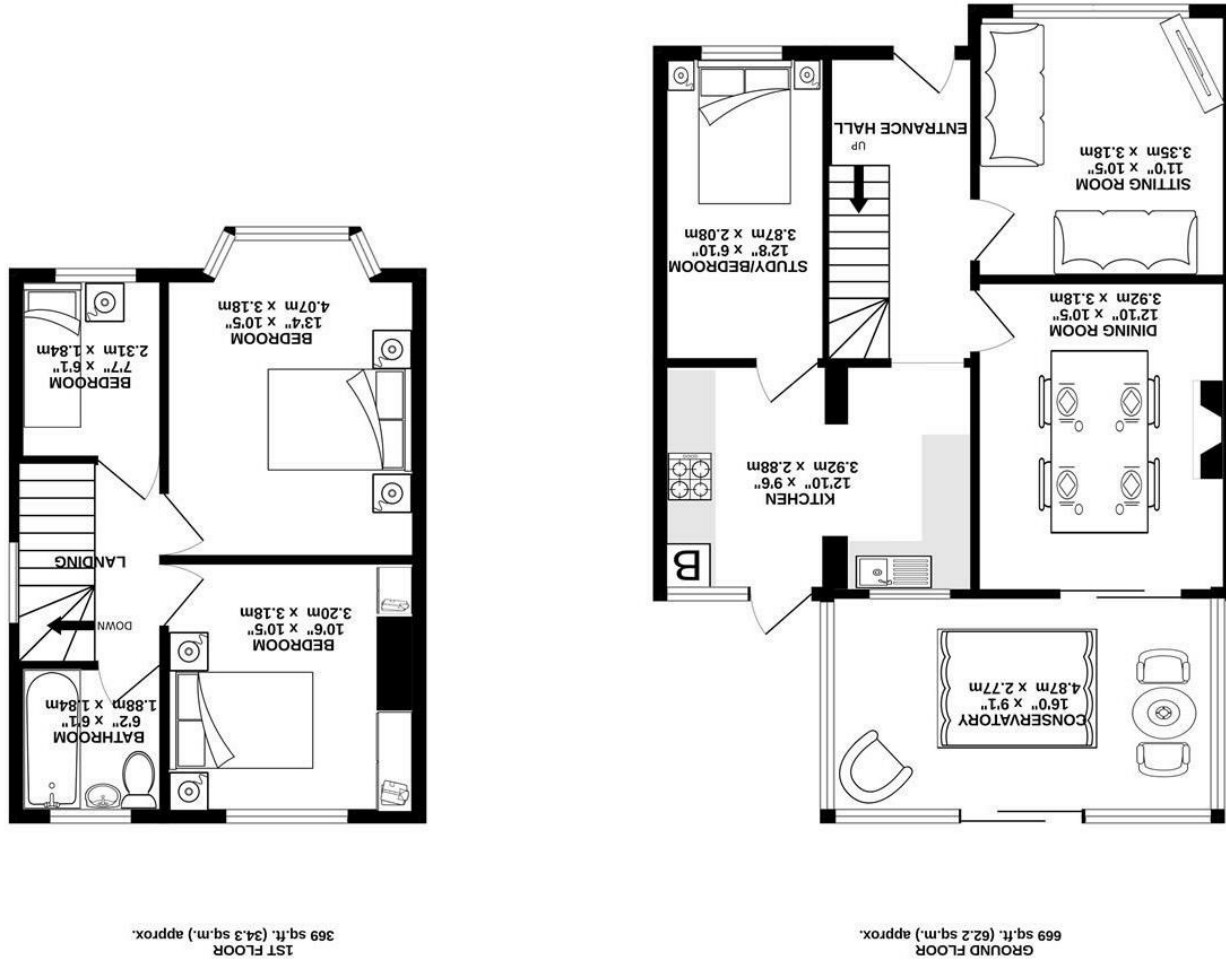


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with AutoCAD 2023



SILVERMAN
BLACK
 PROPERTY SPECIALISTS





68 Poulton Avenue

Sutton, SM1 3PY

Offers Over £495,000

Silverman Black are delighted to offer to market this extended, three/four bedroom, semi detached property located on borders of the ever popular "Poets Estate" in Sutton. In truth, the property needs some T.L.C. and a course of modernisation throughout but should be regarded as a "blank canvass" - something to really put your own stamp on - while offering further extension potential for the future. Internally, the ground floor of the property offers two good sized independent reception rooms, a large kitchen facility incorporating the side-return extension, another reception room/bedroom (garage conversion) and a good sized, bright and airy conservatory overlooking the south west-facing garden, which extends approximately 70ft. Upstairs the property affords two good size double rooms, a single bedroom and the family bathroom on the first floor. Externally the property benefits from off street parking at the front of the property while also affording potential to extend formally to the rear and also into the loft in the future (STPP). There are numerous transport links, with the property situated under a mile from Carshalton BR Station, while local bus links (157) running via nearby Wrythe Lane mean access to the London Underground Network are close by, with access to Morden Underground (Northern Line) in 15 mins. Additionally, there are a number of fantastic Primary and Secondary Schools within a one mile radius, while access to Sutton High Street and Carshalton Village High Street are approximately 20 mins on foot. All in all a property brimming with potential to become a "forever" family home. Viewing is highly recommended.



- Substantial three/four bedroom semi detached property located on the borders of the ever popular "Poets Estate"
- Vacant possession with no onward chain
- Extended ground floor accommodation incorporating separate reception rooms, a large rear conservatory, an enlarged kitchen facility (side return extension) and a garage conversion providing a fourth bedroom/additional reception
- Two double bedrooms, a single bedroom and the family bathroom are located upstairs
- Off street parking for 2 - 3 vehicles, 70 ft south-west facing rear garden
- Central Heating (not tested) & Double Glazing
- Potential for further extension to the rear or into the loft (STPP)
- EPC Rating: Awaited; Freehold; Council Tax Band D
- Viewing Highly recommended - call today to book your appointment

