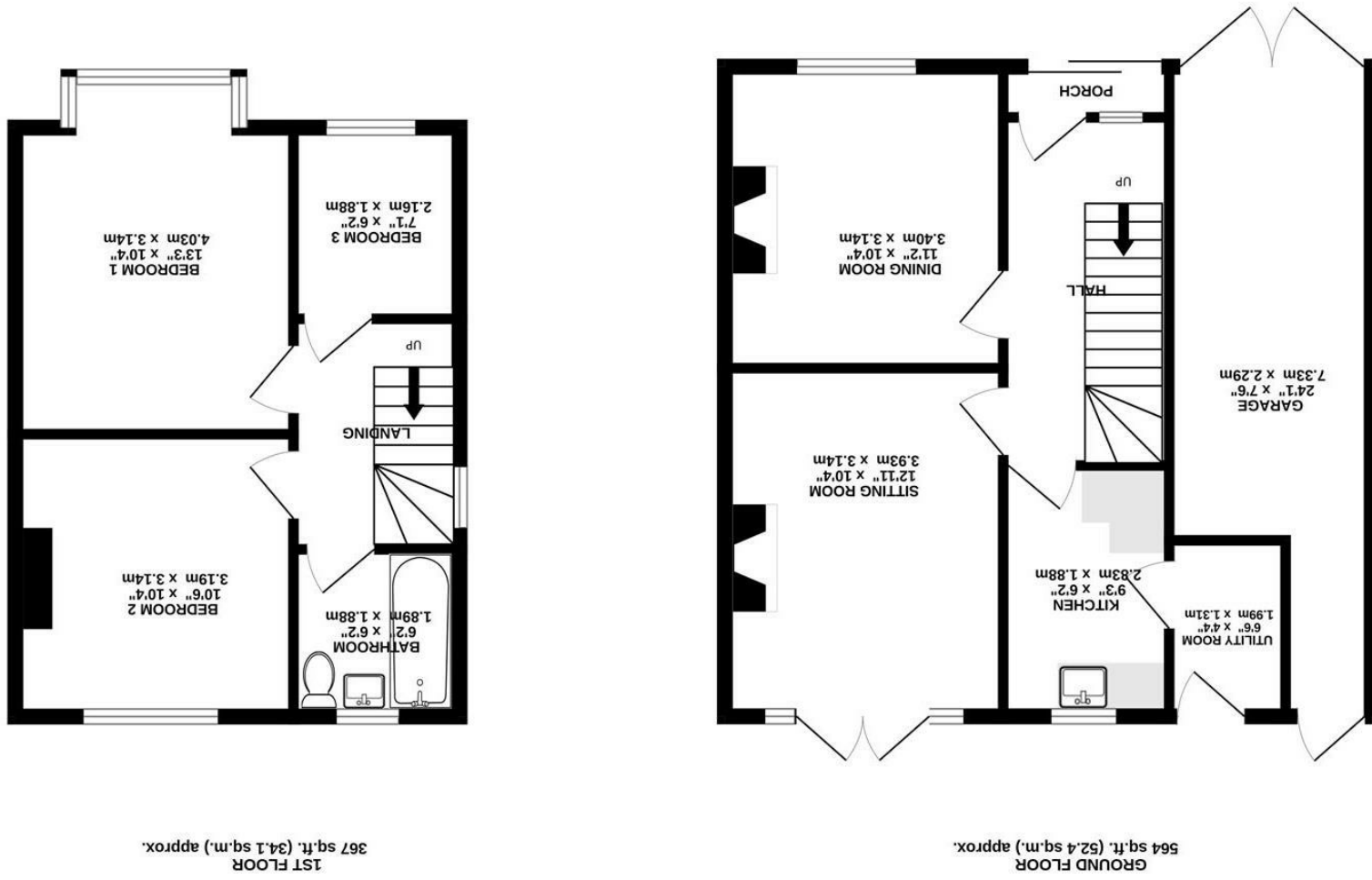


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 63 Surrey Grove

Sutton, SM1 3PW

Offers Over £525,000

Silverman Black is delighted to offer this good size three bedroom semi-detached house located on the borders of the Poets Estate in Sutton. Backing directly onto Royston Park and enjoying panoramic views over the recreation ground, the property is presented largely in its original configuration - affording a spacious hall, two well-proportioned reception rooms, a kitchen and a small side extension/utility room on the ground floor, with two double bedrooms, a single bedroom/home office and the bathroom upstairs. Externally, the property has a single attached garage with a driveway offering one additional off street parking space, a formal front garden and 70 ft south west facing rear garden which is mainly laid to lawn. The property does, in truth, need a full programme of refurbishment which would include central heating, decoration and kitchen/bathroom suites - but does also afford considerable scope for extension - to the rear, into the loft and to the side (either single or double storey) - so largely we would recommend that buyers consider this property as a well located "blank canvass". In terms of local facilities, this area is exceptionally well served with a variety of local junior & senior schools which include St Philomenas, St Marys, Carshalton High School for Girls, Victor Seymour, the Harris Academy and Carshalton Boys Sports College - all within about 15 minutes walk (0.75 miles). In addition Carshalton College is just over 0.5 miles distant, whilst there are five Grammar Schools and some excellent Independent Schools with a 4 mile radius. Carshalton BR station, offering fast access to London Victoria, is 0.9 miles distant, whilst the Village centre, The Ponds, The Grove and the Westcroft Leisure Centre are all about 0.25 miles further away. The London Underground (tube) system is accessible at Morden station which is just under 3 miles distant - a 15 minute bus ride away. Viewing is highly recommended - so call today to book an appointment.



- A well located three bedroom semi-detached house enjoying panoramic views over Royston Park
- Presented largely in its original configuration with accommodation incorporating two sizable reception rooms, two double and one single bedroom and a small kitchen with a utility/storage room extension
- Single attached garage with off street parking for one car, walled front garden, 70 ft south west facing rear garden backing onto the recreation ground
- In need of a programme of modernisation which will include central heating, decoration & kitchen/bathroom facilities
- Ample scope for extension - to the rear, into the loft and to the side (single or double storey) - and improvement
- Freehold, Council Tax Band D; EPC rating E
- A wide variety of excellent local schools including St Philomenas, St Marys, Carshalton Boys & Girls, Victor Seymour and Carshalton College are all within 0.75 miles
- Carshalton BR station - offering fast access to Clapham Junction and London Victoria is 0.95 miles distant
- Morden Underground station (Northern Line) is just under 3 miles distant
- Viewing is highly recommended - so call today to book your appointment

