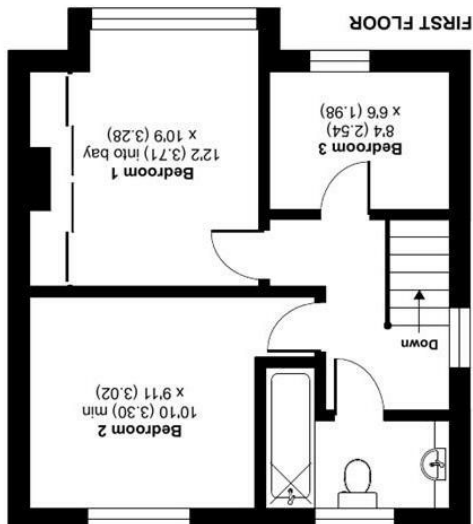
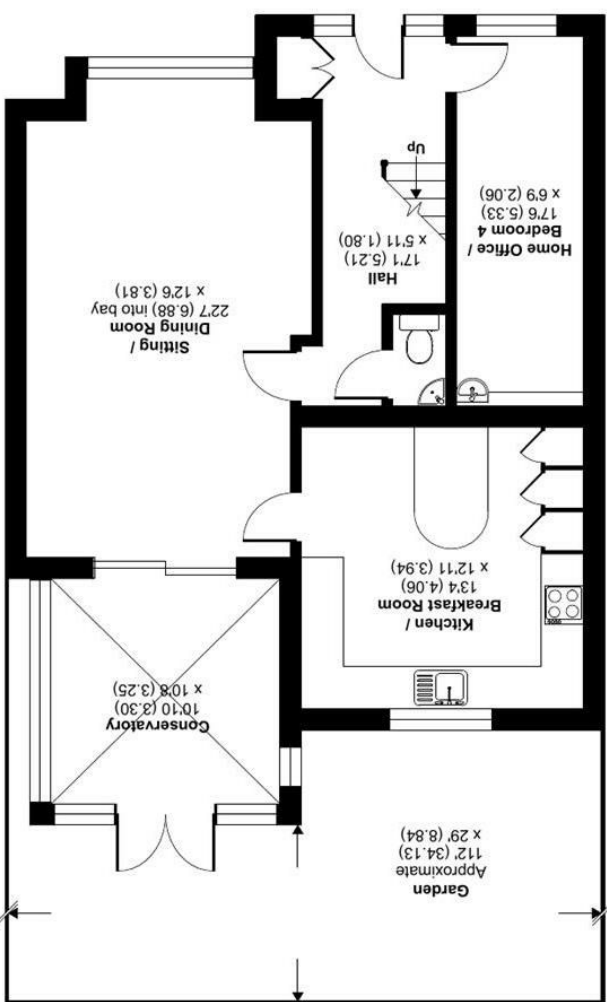

  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nld.com 2024. REF: 1116176

**FIRST FLOOR**



**GROUND FLOOR**





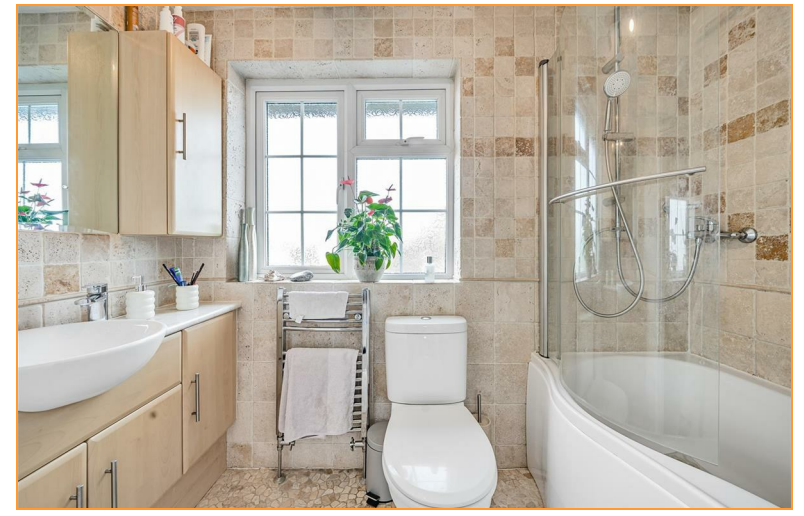
**Kingsley Avenue, SM1**  
 Approximate Area = 1274 sq ft / 118.3 sq m  
 For identification only - Not to scale

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS



4 Kingsley Avenue, Sutton, SM1 3RF

Offers Over £700,000



## 4 Kingsley Avenue

Sutton, SM1 3RF

Offers Over £700,000

Silverman Black is delighted to offer this much extended and luxuriously appointed three/four bedroom semi detached house located on a favoured street on the ever popular Poets Estate in Sutton. The current owners have spared no expense in creating a wonderful and flexible family home - on the ground floor, they have extended and refitted the kitchen with a sumptuous fully integrated suite, added a downstairs cloakroom, converted the original garage into a useful home office or work space (which could also be used as an additional bedroom), added an "orangery style" conservatory and opened up the reception rooms to create a chic & stylish open plan living space! Upstairs, there are two well proportioned double bedrooms, a good size single room and a refitted bathroom with a modern white suite and a thermostatic overbath shower. The entire property is beautifully decorated, with quality floor coverings & carpets - ready for even the most discerning buyers to move straight in to! Externally, the owners have completely refurbished the front parking area which now features a full width, resin-bound sandstone surface - which is both attractive and practical - and a well stocked, colourful raised flower bed. To the rear, the garden extends in excess of 110 ft in length - featuring mature lawns with shaped flower beds surrounding, several "wild" flower borders, a circular sun patio and a productive vegetable/soft fruit area. Overall, a quite outstanding family home, positioned on one of Sutton's most sought after residential developments! In terms of facilities, Carshalton BR station is just a little over half a mile distant (13 minutes walk) affording access to Clapham Junction & London Victoria, whilst there are a number of excellent schools including St Philomenas, St Marys, Manor Park and Sutton Grammar all with easy walking distance! Sutton centre is less than a mile away affording plentiful shopping & recreational facilities - so call today to book your appointment!

- A quite outstanding three/four bedroom semi detached house located in the heart of the ever popular Poets Estate
- The owners have spared no expense in creating a stylish and flexible family home incorporating a wonderful open plan living space, a luxurious extended kitchen facility and a garage conversion to provide a home office/additional bedroom
- Accommodation comprises entrance hall, cloakroom, open plan living room, extended kitchen/breakfast room, double glazed conservatory, two double bedrooms, single bedroom, luxury bathroom
- Externally there is a completely refurbished resin-bound parking area for 2 - 3 vehicles to the front of the house and a stunning 110 ft mature garden to the rear
- Beautiful decorative condition, full gas central heating, quality double glazing & floor coverings /carpets
- Freehold; Council Tax Band "D"; EPC rating "D"
- Just over 0.5 miles to Carshalton BR station (13 minutes walk) affording fast access to London Victoria and Clapham Junction; 1.1 miles to Sutton mainline BR station
- Several excellent local schools including St Philomenas, St Marys, Manor Park and Sutton Grammar within a half mile radius; 5 further Grammar Schools within a 3 mile radius
- Ample shopping and recreational facilities are offered in Sutton centre which is approximately 1 mile distant
- Viewing is highly recommended - so book your viewing appointment today

