



SILVERMAN
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 PROPERTY SPECIALISTS



55 Brookfield Avenue, Sutton, SM1 3QL

Offers Over £550,000



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Silverman Black is delighted to offer this spacious and well-presented three bedroom semi detached house located on a popular and sought after residential street on the borders of the Poets Estate in Sutton. The property has been skillfully reconfigured on the ground floor to maximise the living accommodation which now incorporates a good size separate lounge at the front and an additional downstairs WC, whilst the original kitchen and dining room have been combined and a large double glazed conservatory has been added to the rear - creating the stylish open-plan living /dining/kitchen area at the back of the house which many families currently seem to favour. Upstairs there are two good size double bedrooms, a single bedroom/home office and a refitted bathroom suite. Externally, there is private off street parking for one vehicle to the front of the property, a small "garage" facility/large workshop to the side and a mature, well-screened rear garden which extends over 80 ft in length. Offered for sale in good decorative condition, the property also benefits from gas/radiator central heating and double glazing. In terms of facilities, Brookfield Avenue is ideally located both for commuters and families - with Carshalton BR station being located only 11 minutes walk away (0.6 miles) whilst several excellent local schools (including St Philomena's, St Marys, Carshalton High School for Girls, Carshalton Boys, Victor Seymour and the Harris Academy) are all only about 10 minutes walk away (c 0.6 miles). In addition, the Borough is extremely well served with five Grammar Schools and some exceptional Independent Schools within a 4 mile radius. Carshalton Village centre, the ponds and The Grove are all 15 minutes walk away (0.75 miles) but there is a full range of local shops at Wrythe Green (0.25 miles). Viewing of this well presented family home is highly recommended - so call today to book your appointment to visit.

- A reconfigured and extended three bedroom semi detached home located in a favoured street on the borders of the Poets Estate
- Excellent accommodation which incorporates an independent front lounge, an additional ground floor WC and a large, stylish open-plan living space which incorporates the original kitchen & dining room with a substantial double glazed conservatory extension
- Two double bedrooms, single bedroom and a refitted family bathroom on the first floor
- Off street parking for one vehicle, workshop/small garage attached to the side of the house, mature and well screened 80 ft rear garden
- Good decorative condition, double glazing, gas/radiator central heating
- Freehold, Council Tax Band "D", EPC rating "D" (62/81)
- 11 Minutes walk to Carshalton BR station (0.6 miles); regular bus service from the end of the road to Morden Underground station (Northern Line)
- Several excellent schools - including St Philomenas, St Marys, Carshalton Girls & Boys all within about half a mile. Five Grammar Schools and some exceptional Independent schools within a 4 mile radius
- Viewing very strongly recommended - so call today to book your appointment to visit

