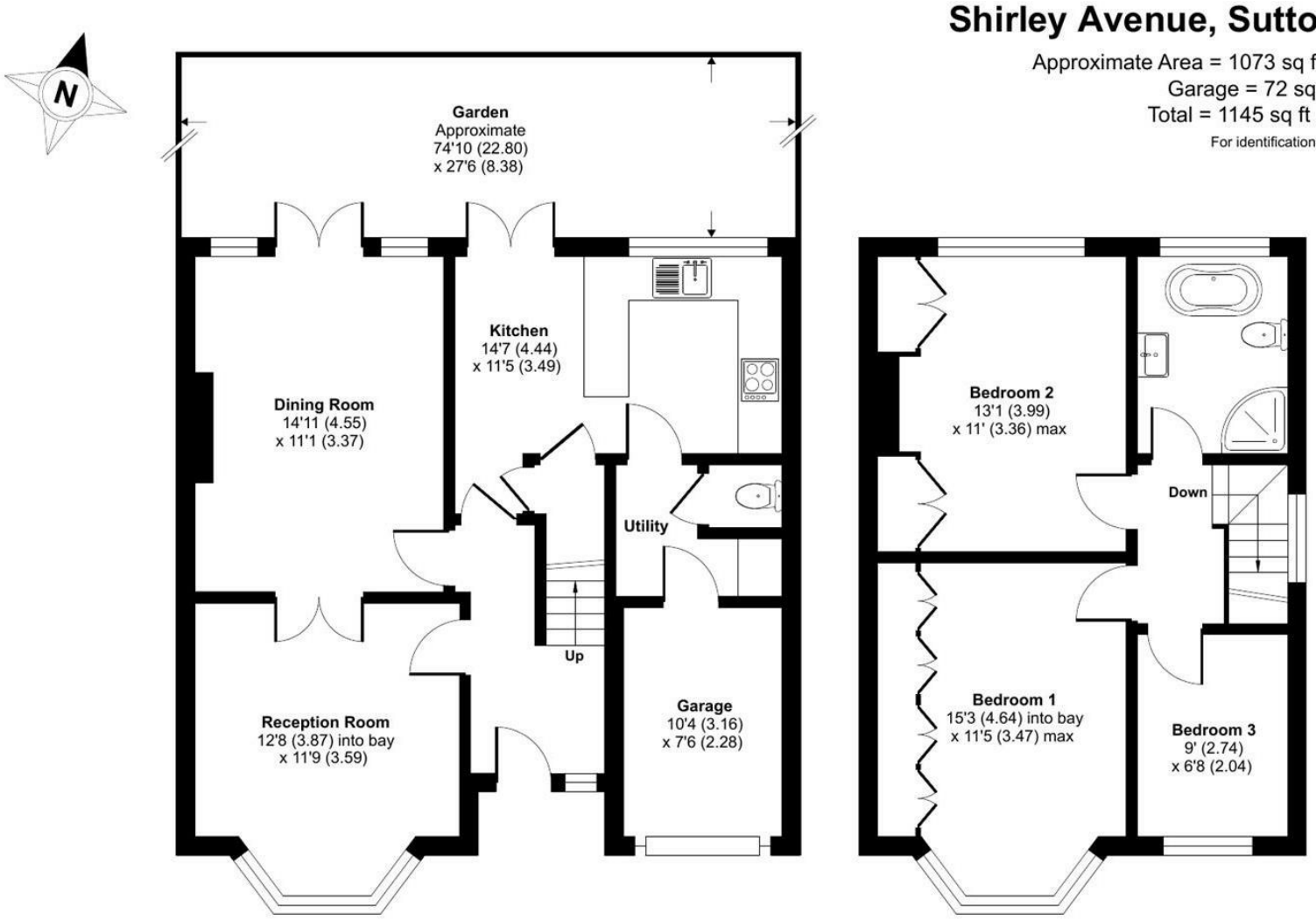
39 Shirley Avenue, Sutton, SM1 3QD

Offers Over £600,000

SILVERMAN BLACK
PROPERTY SPECIALISTS

## Shirley Avenue, Sutton, SM1

Approximate Area = 1073 sq ft / 99.6 sq m
Garage = 72 sq ft / 6.6 sq m
Total = 1145 sq ft / 106.2 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Silverman Black Estate Agents. REF: 1272754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# 39 Shirley Avenue

Sutton, SM1 3QD

**Offers Over £600,000**

- Vacant Possession with no onwards chain
- An already extended three bedroom semi detached house on the ever popular Poets Estate in need of some updating and modernisation
- Ground floor accommodation comprises a good size entrance hall, two separate reception rooms, extended kitchen (filling in the side return behind the garage) plus a downstairs WC and utility at the rear of the original garage
- Three good size bedrooms (two doubles, one single) plus a large bathroom featuring a "ball & claw" freestanding bath and separate shower room on the first floor
- Off street parking in front of the faux garage for one/two vehicles, mature 60 ft rear garden with a sweeping patio terrace, lawns and flower beds/borders
- Ample scope for extension to the rear, into the loft or to the side - subject to planning consents
- Freehold; Council Tax Band "E"; EPC rating TBC
- Carshalton BR station is only about 10 minutes walk away (0.5 miles) - offering fast access to London Victoria in around 28 minutes
- A range of excellent local schools are within 1 mile including Manor Park, Sutton Grammar, St Philomenas, St Marys, Carshalton Girls and many more
- Viewing is highly recommended - so call today to book your appointment to visit

Silverman Black is delighted to offer this spacious, extended three bedroom semi-detached house located on the ever popular Poets Estate in Sutton. In truth the property does required a programme of refurbishment and modernisation - but would be an ideal purchase for anyone seeking to put their own stamp onto their new home! Already extended behind the garage (roughly doubling the size of the original kitchen), the ground floor also affords two large separate (but interconnecting) reception rooms and a utility room and cloakroom, whilst upstairs all three bedrooms (two doubles & a single) are generously proportioned. Of course, there is ample room for further extension & improvement to the house (STPP) with several neighbours on the street having extended into their lofts, to the rear and to the side - either with a single or double storey additions. Externally, the property has off street parking in front of the faux garage (the WC & utility are configured from the back half of the original garage) for one vehicle - with potential for a second space if needed. At the rear there is a mature and relatively private 60 ft garden with a large sweeping terrace/patio, sizable lawns with well stocked flower beds and borders and a timber shed. This property is being sold vacant and with no onward chain. In terms of facilities, Carshalton BR station is only about 10 minutes walk away (0.5 miles) and affords fast, easy access to Clapham Junction and London Victoria in around 28 minutes, whilst there are a range of exceptional schools within 1 mile - including Manor Park, Sutton Grammar, St Philomenas, St Marys, Carshalton Girls, Victor Seymour - and many others! The Borough is extremely well served with five Grammar Schools and some top quality state schools, independents and private schools. Carshalton Village and Sutton town centres are both about 15 minutes walk away offering excellent shopping, dining and entertainent facilities. Call now and book your appointment today!